



# Winsteads Nunsfield Road Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## Winsteads Nunsfield Road

Buxton

Derbyshire, SK17 7BN



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Offers In The Region Of  
£245,000

### Entrance Vestibule

Front entrance door with inner door leading too

### Hallway

Electric heater. Doors leading too:

Loft access

### Reception Room

Upvc window to side and Upvc bay window to front. Gas fire

### Reception Room

Upvc window to side. Electric fire. Built in storage cupboard with hot water cylinder.

### Kitchen

Upvc window to side and upvc door to rear.

Fitted with base units with work surface over with stainless steel sink. Space for gas cooker and space and plumbing for washing machine.

### Bathroom

Upvc window to rear. Paneled bath and wash hand basin.



Buxton - 0129827524



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# Accommodation

## Separate WC

Upvc window to rear. Wc.

## Bedroom

Upvc window to rear.

## Bedroom

Upvc bay window to front.

## Bedroom

Upvc window to side. Fireplace.

## Attic

With potential for further living accommodation subject to relevant permissions. Upvc dormer window to front.

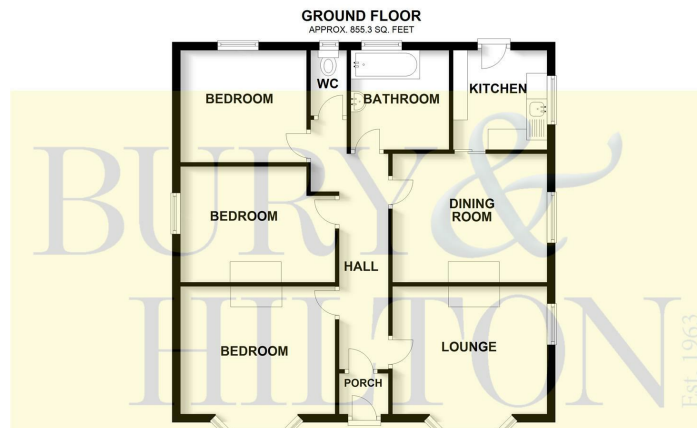
## Outside

To the front of the property is a lawned garden with pathway leading to the front door. Driveway parking to the side. To the rear of the property is a further lawned garden area with stone built outhouse storage.

FREEHOLD


HPBC- BAND D

EPC- G



TOTAL AREA: APPROX. 855.3 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			7
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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