



2 West Road  
Buxton



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

**2 West Road**  
Buxton  
Derbyshire, SK17 6HF



**Offers In The Region Of**  
**£235,000**

**Entrance Vestibule**

With large ornate glazed timber entrance door. Cloaks hanging space. Light. Half glazed inner door through to:

**Entrance Hall**

Stair case to first floor. Door through to:

**Lounge**

Large sealed unit double glazed square sash bay window to front with window seat and fitted cupboard under housing the domestic meters. Central heating radiator. Ceiling spot lights. Steps and feature arch through to:

**Fitted Kitchen/ Diner**

Fitted with a matching range of wall and base units with drawers. Fitted working surfaces incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Gas cooker point with stainless steel extractor hood over. Plumbing for automatic dishwasher. Space for dining suite and standing space for fridge freezer. Ceiling spot lights. Upvc double glazed window to rear. Feature recess with power point and solid timber mantel shelf with internal lighting.

**Utility Room**

Fitted working surface with plumbing for automatic washing machine and further space for tumble dryer. Upvc double glazed window to side. Access to loft void. Door to rear leading to the yard. Radiator.

**Cloakroom**

Fitted with a low level wc and corner mounted wash hand basin. Light and extractor fan.

**Cellar**

Split into two chambers with light, power points and electricity fuseboard. An excellent storage space.

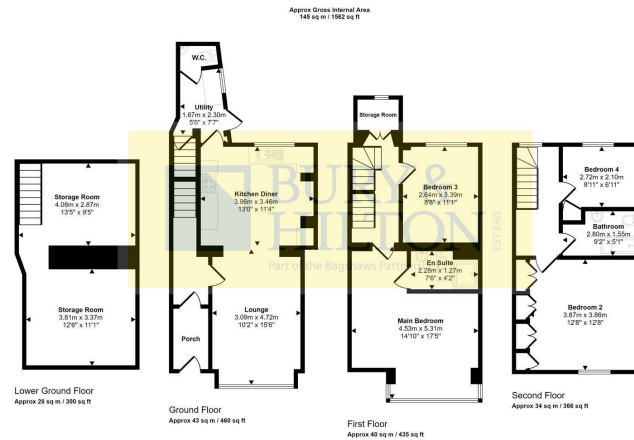


Buxton - 0129827524



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# Accommodation

## First Floor Landing

Central heating radiator. Stair case to second floor.

## Boiler/ Storage Room

A useful storage area with wall mounted 'Valiant' gas combination boiler, Upvc double glazed window to rear and light.

## Bedroom Three

Upvc double glazed window to rear. Central heating radiator. Recess shelving areas.

## Master Bedroom

Large sealed unit double glazed square sash bay window to front. Central heating radiator. Feature arched recess shelf.

## En Suite

Fitted with a fully tiled shower cubicle, dual flush wc and vanity wash hand basin with tiled splash backs and fitted shelving. Heated towel rail. Extractor fan.

## Second Floor Landing

Upvc double glazed window to rear. Central heating radiator.

## Bedroom Four

Upvc double glazed window to rear. Central heating radiator. Fitted storage cupboard with clothes hanging space.

## Family Bathroom

Fitted with a white three piece suite to comprise; Offset panelled bath with shower over, curved fitted shower screen and tiled splash backs. Vanity wash hand basin and dual flush wc. Half tiled walls. Heated towel rail. Ceiling spot lights.

## Bedroom Two

Sealed unit double glazed sash window to front. Central heating radiator. Full wall length fitted wardrobes with ample hanging and storage space.

## Outside

To the front of the property is space for parking a vehicle. To the rear of the property is an enclosed yard with useful store.

FREEHOLD

HPBC- CURRENTLY DELETED, PREVIOUSLY B

EPC- C

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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