



9 Leek Road  
Buxton



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

**9 Leek Road**  
Buxton  
Derbyshire, SK17 6UD



**Offers In The Region Of**  
**£399,950**

**Entrance Vestibule**

Upvc front entrance door. Tiled flooring. Half tiled walls with half paneled walls. Inner door leading to:

**Entrance Hallway**

With stairs to first floor. Half paneled walls. Ceiling coving. Column style radiator. Door to:

**Lounge**

Upvc bay window to front elevation. Two column style radiator's. Featuring a cast iron fireplace with open grate and decorative surround. Ceiling coving. Sliding door leading to:

**Dining Room**

With inset log burning stove. Built in original storage cupboard. Tall column style radiator

**Kitchen Vestibule**

Tall column style radiator.

**Open plan Kitchen/ Dining**

Extended into a fabulous open plan light and spacious kitchen, dining and living space.

Modern and matching grey wall and base units with drawers with contrasting quartz worksurface over incorporating double ceramic sink with mixer tap over. With integrated fridge freezer and dishwasher. Space for range size gas or electric cooker and oven. Large floor to ceiling cupboard. Contemporary tiled splash backs.

Further island with drawers below and quartz worktop with breakfast bar seating. LVT flooring. Tall column style radiator.

Window seat with Upvc window to rear. Patio doors leading to rear garden. Space for dining suite. Two skylights, Upvc window to side and two velux windows.

Protec Polyroof system with 20 year guarantee.



Buxton - 0129827524



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# Accommodation

## Utility/ WC

Fitted with wash hand basin and WC. Cupboard housing the wall mounted 'Alpha' Gas combi boiler. Space and plumbing for washer/dryer. Karndean flooring. Half paneled walls. Radiator. Door leading to cellar.

## Lower Ground Floor- Cellar

Great sized storage area. With lighting and power.

## First Floor Landing

Column style radiator. Loft access. Stairs to second floor. Half paneled walls.

## Bathroom

Fitted with suite comprising of a claw foot free standing bath, with Victorian fittings over including mixer tap and hand held shower, low level wc, pedestal wash basin. Fully tiled walls throughout. with a corner tiled shower cubicle with waterfall shower over and mermaid boarding. Frosted Upvc unit double glazed window to rear and Upvc window to side. Built in storage cupboard. Tall column style radiator.

## Bedroom Two

Upvc window to rear. Radiator.

## Master Bedroom

Three Upvc window to front. Column style radiator. Ceiling coving. Stunning views overlooking the hills.

## Second Floor Landing

Velux window to rear.

## Bedroom Four

Upvc window to side. Loft access. Velux window to front with stunning views over looking the hills.

## Bedroom Three

Upvc dormer window to front with fabulous views. Decorative original cast iron fire place. Column style radiator. Glazed glass brick partial wall to dressing area with wash hand basin and low level wc with dual flush. Velux window to rear.

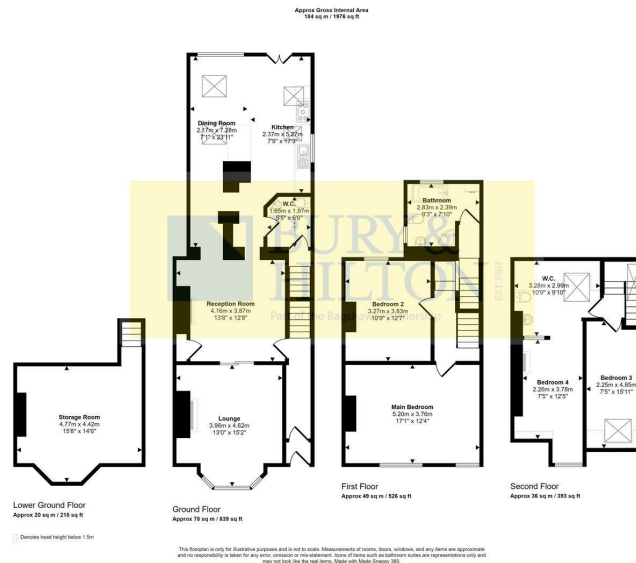
## Outside

To the front and side of the property there is driveway to provide off road parking. To the rear of the property, accessed from the kitchen via the patio doors or via the gates at the side of the property, is a great sized fully landscaped East facing garden, with different levels with unique sleeper balustrade, including paved patio area with steps leading to a further paved patio area, with steps leading to further patio, decking area with wooden pergola, as well as a great sized lawned garden. Fully enclosed with fencing to clearly mark the boundaries.

EPC- ORDERED

FREEHOLD

HPBC- BAND C



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 78        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 55                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| 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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