



87 Leek Road
Buxton



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

87 Leek Road

Buxton
SK17 6UF



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Offers In The Region Of
£209,200

Entrance Vestibule

Upvc front entrance door. Folding door too.

Lounge

Upvc window to front. Column style radiator. Paneled walling.

Kitchen

Recently installed kitchen with a range of wall and base units with drawers with contrasting worksurface over incorporating inset ceramic sink with mixer tap and drainer. Electric hob and oven with extractor hood over. Space and plumbing for washing machine. Integrated slimline dishwasher, integrated undercounter fridge and freezer. Tall column style radiator. Breakfast bar seating area. Wall mounted 'Valliant' gas combi boiler. Tile effect splash backs. Upvc rear door and Upvc window to rear. Stairs to first floor with under stairs storage space.

First Floor Landing

Radiator. Stairs to second floor.

Bedroom Two

Upvc window to front. Radiator.

Bedroom Three

(L shaped) Upvc window to rear. Radiator.



Buxton - 0129827524



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Accommodation

Bathroom

Recently installed modern bathroom comprising: Paneled bath with wall mounted waterfall shower over with hand held shower also and shower screen, Wash hand basin with mixer tap and vanity drawer below and dual flush WC. Partially tiled walls. Radiator and extractor fan.

Second Floor

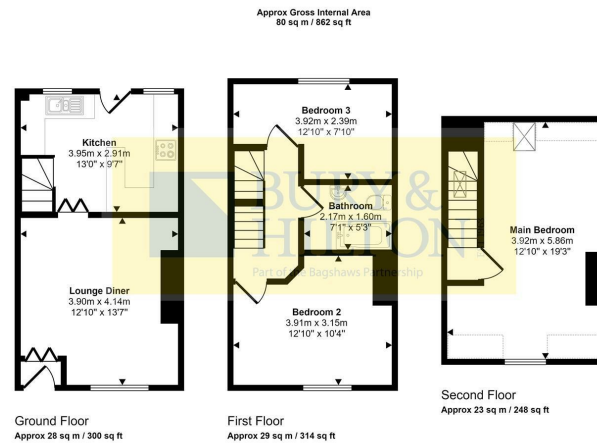
Bedroom One

Upvc window to front and velux window to rear. Two radiators.

Outside

To the front of the house there is a raised forecourt garden whilst the rear of the property offers a small yard with log store with steps lead to a further raised patio area with wooden pergola.

The property also benefits from a detached outbuilding fit for storage to the rear (accessed from Stable Lane) with pedestrian access only. There is also a outbuilding accessed via the garden which is ideal for storage.



FREEHOLD

EPC- E

HPBC- BAND A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		50	
(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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