



5 Sherwood Road
Buxton



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

5 Sherwood Road

Buxton
Derbyshire, SK17 9EL



Offers In The Region Of
£270,000

Entrance Porch

Upvc windows to front and side. Front Upvc entrance door with inner door to

Inner Hallway

Stairs to first floor.

Living Room

Upvc window to front. Radiator. Fireplace with feature surround.

Kitchen

Fitted with a matching range of wooden wall and base units with matching drawers and worksurface over incorporating stainless steel sink. Tiled splashbacks. Space for electric cooker with extractor hood over. Window into the utility room. Good sized understairs storage area.

Dining Room

Upvc window to front. Electric fire. Radiator.

Rear Hallway

Upvc window to rear. Housing the gas and electricity meters with fuse box.

Downstairs WC

Upvc window to rear. Wc.

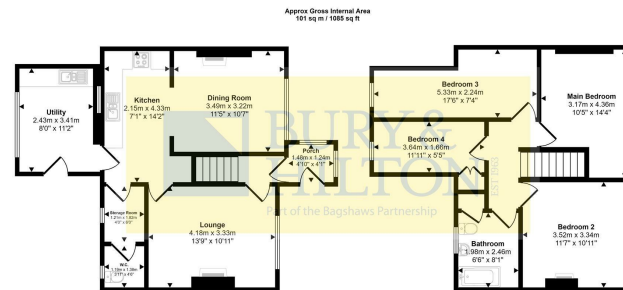


Buxton - 0129827524



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Accommodation

Utility

Fitted with matching wall and base units with work surface over incorporating stainless steel sink. Space and plumbing for washing machine and space for tumble dryer. Tiled splashbacks. Upvc window to rear. Upvc rear door.

First Floor Landing

With doors to:

Bedroom

Upvc window to front. Radiator. Original fire place.

Bedroom

Upvc window to rear. Radiator. Built in storage.

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to front. Radiator. 4'11x3' storage area.

Bathroom

Fitted with a three piece suite comprising: Paneled bath with wall mounted shower over, wash hand basin and wc. Partially tiled walls. Radiator. Upvc window to rear. Airing cupboard housing the 'Ideal' gas combi boiler.

Outside

With gated driveway, providing off road parking for several vehicles and access to the garage. To the front of the property is a good sized graveled garden. To the rear of the property is an enclosed paved garden with borders with an array of mature shrubs and plants.

Detached Garage

With up and over door to front. Power and lighting. Inspection pit.

FREEHOLD

EPC-C

HPBC- BAND 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		
(81-91)	B		
(69-80)	C	69	81
(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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