



27 Lansdowne Road
Buxton



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

27 Lansdowne Road

Buxton

Derbyshire, SK17 6RR



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C

Offers In The Region Of
£460,000

Entrance Porch

Upvc front entrance door with inner door to

Entrance Hallway

Spacious entrance hallway with useful understairs storage cupboard. Stairs to first floor. Cupboard housing the domestic meters. Picture rail.

Lounge

Upvc bay window to front. Radiator. Log burning stove. Picture rail.

Dining Room

Upvc window to rear. Gas fire and surround. Radiator. Picture rail. Exposed wooden floorboards.

Kitchen

Fitted with a range of wall and base units with draws and worksurface over with one and a half bowl sink. Space for range sized cooker with extractor hood over. Space for fridge freezer and dishwasher. Tiled walls. Upvc window to rear. Wall mounted 'Worcester' gas combi boiler.

Utility

With space and plumbing for washing machine and dryer. Wall and base units with worksurface over. Upvc window to side. Upvc rear door.

Wc

Upvc window to rear. Wc. Radiator.



Buxton - 0129827524

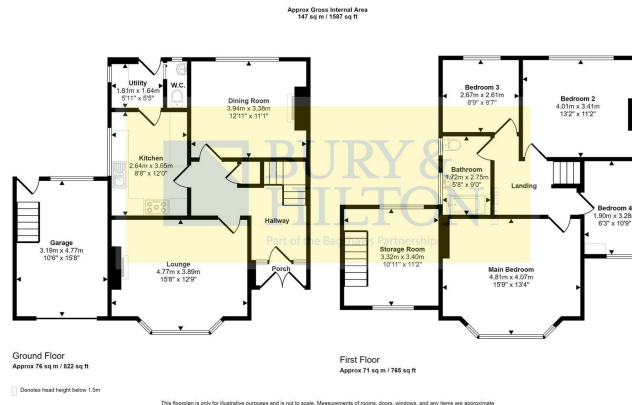


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Accommodation

First Floor Landing

Spacious landing with original built in storage cupboard. Loft access.

Bedroom One

Upvc bay window to front. Radiator. Picture rail

Bedroom Two

Upvc window to rear. Radiator. Picture rail.

Bedroom Three

Upvc window to rear. Radiator. Picture rail.

Bedroom Four

Upvc window to front. Radiator. Built in cabin bed over the stairs with storage below.

Family Bathroom

Fitted with a three piece suite comprising: Paneled bath with Victorian fittings and hand held shower. Wall mounted shower over. Vanity wash hand basin with storage below. Low level Wc. Heated towel rail. Partially tiled walls. Two Upvc windows to rear. Extractor fan.

Garage

With up and over door to front. Upvc window and door to rear. Power and lighting. Stairs up to workshop.

First Floor Garage- Workshop

Upvc window to front and rear. Power and lighting.

Outside

To the front of the property is a tarmacked driveway providing off road parking. Further lawned garden with an array of shrubs, trees and plants. A pathway leads to the rear of the property front the front. To the rear of the property is a fabulous sized enclosed rear garden which has a paved patio seating area, lawned garden area and greenhouse with several flowerbeds, well stocked borders and mature trees.

FREEHOLD

HPBC- Band E

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.



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