



5 New Road
High Peak



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

Post Box Cottage, 5 New Road High Peak SK23 7NH



Bury and Hilton are delighted to offer for sale this immaculately presented stone built cottage located within the popular semi rural village of Buxworth. The property itself offers spacious open plan living space to the ground floor with living/ dining and fitted kitchen area and two bedrooms to the first floor (one with access to the rear garden) and the bathroom.

Offers In The Region Of £275,000

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Open plan Lounge/ Kitchen

32'2 x 9'5

Lounge Area- Upvc front entrance door and Upvc window to front. Radiator. Tiled flooring
Kitchen- Fitted with a modern range of wall and base units with Quartz worksurface with inset stainless steel sink with mixer tap over. Space and plumbing for washing machine and space for fridge freezer. Electric hob with electric oven and extractor hood over. Wall mounted 'Worcester' Gas combi boiler. Breakfast bar seating area. Radiator. Window to side and rear door. Radiator. Tiled flooring.

Stairs off with glass balustrade leading to:

First Floor Landing

Radiator. Doors off to:

Bedroom

13'4 x 8'2

Upvc window to front. Radiator.

Shower Room

Fitted with a recently installed shower room with low level w.c, wash hand basin with mixer tap and vanity cupboard below and walk in shower cubical with sliding door, waterfall shower head over with hand held shower also. Heated towel rail. Fully mermaid bordered walls. Extractor fan.

Bedroom

10'9 x 8'6

Upvc door leading to rear garden. Wooden framed window to side. Radiator

Outside

To the rear of the property is an enclosed paved patio garden with open view to the rear.

FREEHOLD

EPC BAND C

HPBC- CURRENTLY DELETED. PREVIOUSLY BEEN A B.

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		90
(81-91) B		
(69-80) C	74	
(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



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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