



Starling Road
Harpur Hill, Buxton



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

Starling Road
Harpur Hill, Buxton
Derbyshire, SK17 9UP



Offers In The Region Of
£299,950

Entrance Hallway

Upvc front entrance door. LVT flooring. Radiator. Stairs off leading to the first floor.

Lounge

Upvc window to front. Two radiators. Laminate flooring.

Cloakroom

Low level wc with dual flush and wash hand basin with mixer tap. Radiator. LVT flooring. Extractor. Partially tiled walls.

Kitchen

Fitted with a modern and matching range of shaker style wall and base units with drawers with Quartz worksurface over incorporating sink drainer with one and a half bowl inset stainless steel sink with mixer tap over. Four ring gas hob with electric oven and extractor hood over. Integrated appliances including fridge freezer, washing machine and dishwasher. Wall cupboard housing the wall mounted 'Logic' gas combination boiler. Tiled splashbacks. LVT flooring. Radiator. Upvc window to front.

Dining Room

With Upvc patio doors leading to the rear garden. LVT flooring. Radiator.

Utility

Fitted with a range of wall and base units with space for undercounter appliances with reclaimed wood worksurfaces. Upvc window to rear.

First Floor Landing

With Upvc window to side. Loft access. Useful storage cupboard with hanging space.

Bedroom

With two Upvc windows to front. Radiator.



Buxton - 0129827524

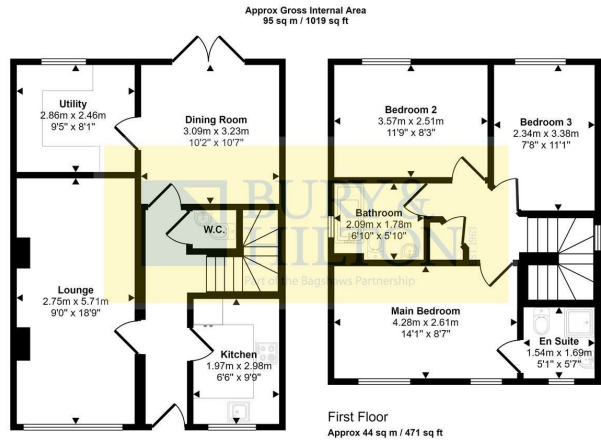


buxtonhomes@buryandhilton.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(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

En-suite

Fitted with a fully tiled corner shower cubical with waterfall shower head and hand held shower also. Wash hand basin with mixer tap and low level wc with dual flush. Upvc window to front. Radiator. Lino flooring. Extractor. Partially tiled walls.

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to rear. Radiator.

Bathroom

Fitted with a modern three piece suite comprising: Low level wc with dual flush, wash hand basin with mixer tap and panelled bath with wall mounted electric shower over. Upvc window to side. Radiator. Extractor. Lino flooring. Partially tiled walls.

Outside

To the front of the property is a tarmacked driveway to provide off road parking for two vehicles with further lawned garden with gated side path leading to the rear garden. To the rear of the property is an enclosed rear garden with paved patio seating area with brick built chimenea and barbeque. Further artificial grass garden with well stocked raised flower bed boarders. Large wooden shed to be included in the sale.

PLEASE NOTE- OUR VENDOR HAS ADVISED THAT ALTHOUGH THE PROPERTY IS FREEHOLD, THERE WILL BE A ANNUAL CHARGE OF APPROX £80 PER ANNUM ONCE THE DEVELOPMENT IS FINISHED AS A CONTRUBUTION TOWARD THE UPKEEP OF THE DEVELOPMENTS COMMUNAL GARDENS.

FREEHOLD

EPC- B

HPBC D

Agents Notes

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BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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