



36 Starling Road
Buxton



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

36 Starling Road
Buxton
Derbyshire, SK17 9UP



Offers In The Region Of
£250,000

Entrance Hallway

Front Upvc entrance door. Radiator. Karndean flooring.

Downstairs WC

Upvc window to front. Radiator. Wash hand basin and WC. Karndean flooring.

Lounge

With Upvc window to front. Radiator. Stairs off to first floor. Karndean flooring. Built in media wall with space for TV and space for free standing electric fire.

Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers and worksurface over incorporating stainless steel sink. Four ring gas hob with electric oven and extractor over. Space and plumbing for washing machine, space for dryer and space for fridge freezer. Wall cupboard housing the 'Logic' gas combi boiler. Space for dining table. Upvc window and patio doors to rear. Karndean flooring. Large understairs storage cupboard.

First Floor Landing

Loft access. Built in storage cupboard.

Bedroom One

Upvc window to front. Radiator. Built in storage cupboard.

En-Suite

Fitted with a wash hand basin, WC and shower cubical wall waterfall shower head over and hand held shower also. Partially tiled walls. Upvc window to front. Heated towel rail. Extractor fan.



Buxton - 0129827524

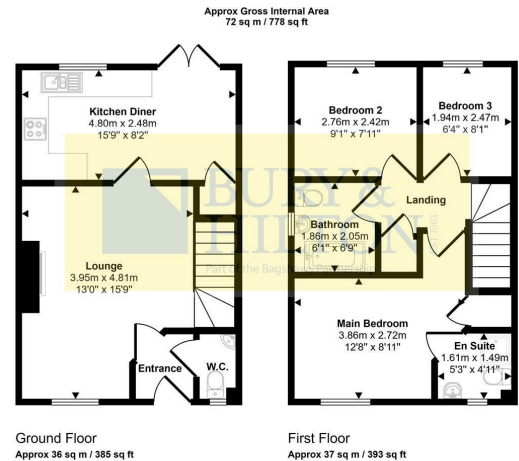


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Accommodation

- Bedroom Two**
Upvc window to rear. Radiator
- Bedroom Three**
Upvc window to rear. Radiator.

Bathroom
Fitted with a modern and matching three piece suite comprising: Paneled bath, wash hand basin and WC. Partially tiled walls. Upvc window to side. Extractor fan. Radiator.

Outside
To the front of the property is a driveway to provide off road parking for two vehicles. To the rear of the property is an enclosed garden laid with paved patio seating area and path, with artificial grassed area and raised decking. Gated access from the front to rear.

FREEHOLD
EPC- B
HPBC- 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.

Broadband Connectivity
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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