



 BURY & HILTON



21 Sheraton Way
Buxton

 **BURY & HILTON**
Part of the Bagshaws Partnership

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

21 Sheraton Way Buxton Derbyshire, SK17 6FA



Bury and Hilton are delighted to offer for sale this pleasant two bedroomed semi detached property which is quietly located on the very popular Cavendish Fields development which is close to town and all amenities.

Internal accommodation briefly comprises: Entrance hallway, Kitchen and lounge to the ground floor with two bedrooms and recently installed shower room to the first floor. Externally the property

Offers In The Region Of £235,000



Buxton - 0129827524



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Entrance Hallway

Upvc front entrance door. Radiator. Laminate flooring. Electricity fuse box and burglar alarm control.

Kitchen

8'5 x 7'10

Fitted with a range of wall and base units with drawers with worksurface over incorporating stainless steel sink with mixer tap over and drainer with tiled splashbacks. Gas hob with electric oven and extractor hood over. Space for fridge freezer and space and plumbing for washing machine. Wall mounted 'Potterton' gas combi boiler. Upvc window to front.

Lounge Diner

16' x 11'9

With electric fire place with feature surround. Upvc window and door to the rear. Stairs off leading to first floor.

First Floor Landing

With doors to:

Bedroom

11'11 x 11'9

Upvc window to rear. Radiator.

Bedroom

12'1 x 5'8

Upvc window to front. Radiator. Loft access- pull down loft ladder to partially boarded loft with light.

Shower Room

Modern shower room, fitted with walk in shower with wall mounted waterfall style shower head and hand held shower, WC and wash hand basin with vanity storage below. Heated towel rail. Upvc window to front. Large built in storage cupboard. Tiled and mermaid boarded walls.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (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 | | |

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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