



 BURY & HILTON



8 Sylvan Cliff
Buxton



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

8 Sylvan Cliff Buxton Derbyshire, SK17 6QW



Bury and Hilton are delighted to bring to the market this beautifully renovated, substantial SIX bedroomed, stone built, double fronted, detached Victorian property, which is located in a highly sought after area, on a quiet, no through route road, which is conveniently located close to town and all amenities yet tucked away from the main roads.

Offers In The Region Of £800,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

Entrance Vestibule

Glazed entrance door with double glazed timber windows to front and side. Original quarry tiled flooring. Radiator. Glazed inner door with stained glass windows leading to:

Grand Entrance Hallway

Stunning entrance hallway, with exposed wooden floorboards and stairs off leading to the first floor. Door off leading to lower ground floor. Two radiators. Ceiling coving and picture rails. Central heating controls for the ground floor zone. Burglar alarm control panel. Doors off leading to:

Lounge

20'10 x 16'1

With sash bay window to front and sash window to side with stained glass features with inner secondary glazing units. Wooden plantation shutters. Featuring open grate fireplace with tiled hearth and polished limestone surround. Exposed wooden floorboards, ceiling coving and picture rail. Two column style radiators and double radiator.

Dining Room

20'10 x 14'11

With sash bay window to front with stained glass features with inner secondary glazing. Wooden plantation shutters. Featuring open grate fireplace with tiled hearth and polished limestone surround. Exposed wooden floorboards. Ceiling coving and picture rail. Two radiators.

Sitting Room

14' x 13'10

With square corner bay window to rear with stained glass features and sash window to side with inner secondary glazing. Gas fire with polished limestone surround and marble hearth. Exposed wooden floorboards. Picture rail and ceiling coving. Column style radiator.

Downstairs Shower Room

11'1 x 8'5

Fitted with shower cubical with sliding door and tiled walls with wall mounted shower over. Vanity wash hand basin with tiled splashbacks and wc. Original built in cupboards and drawers. Quarry tiled flooring. Radiator. Coat hanging space. Sash window to side with inner secondary glazing.



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

England & Wales

79

60

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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811