



8 Sylvan Cliff
Buxton



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

8 Sylan Cliff Buxton Derbyshire, SK17 6QW



Offers In The Region Of
£780,000

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

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

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

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

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.

Dining Kitchen

Fitted with a matching range of shaker style wall and base units with drawers with granite worksurface over incorporating one and a half bowl ceramic sink with drainer and mixer tap over. Integrated 'Neff' microwave, two integrated 'Neff' undercounter fridges and integrated 'Neff' dishwasher. Inset 'Rangemaster' cooker with six gas rings, two ovens, grill and plate warmer with extractor hood over with tiled splashbacks and plate rack. Quarry tile flooring. Ceiling coving. Radiator. Sash window to rear with inner secondary glazing.

Utility

With Upvc door to the side leading to the rear garden. Fitted with wooden wall and base units with wooden worksurface over incorporating inset Belfast sink and tiled splashback. Further built in original storage cupboards. Tiled flooring. Sash window to the side with inner secondary glazing.



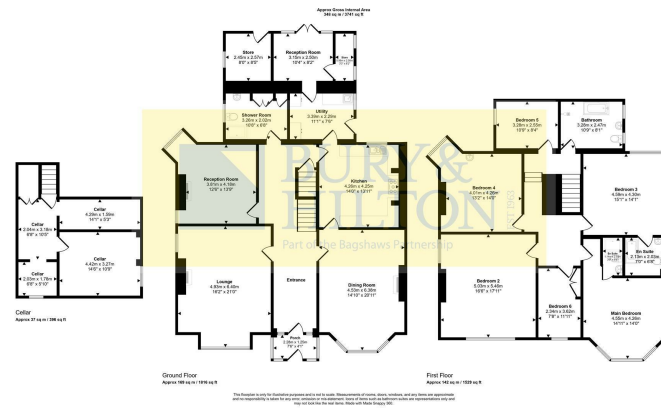
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Accommodation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

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