



6 New Cottages  
Buxton



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



# 6 New Cottages

## Buxton

### Derbyshire, SK17 6UJ



Bury and Hilton are delighted to offer for sale this light and spacious, THREE DOUBLE bedroomed, THREE bathroom, end of terrace stone built property. Located on the outskirts of Buxton, surrounded by fabulous countryside and on the doorstep to fabulous scenery including Solomons Temple, Axe Edge and the Goyt Valley, with stunning far reaching views, enjoying both the sunrise and sunset.

## Offers In The Region Of

### £297,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

#### Dining Room

12'4 x 12'3

With Upvc window and patio doors leading onto the patio and garden. Fireplace for decorative purposes only. (please note there is a gas connection to this) with feature exposed bricks. Column style radiator. Open plan onto:

#### Lounge

15'7 x 13'3

Upvc window to rear. Column style radiator. Freestanding inset log burning stove with feature brick surround and tiled hearth.

#### Kitchen

13'2 x 7'1

Fitted with a range of wall and base units with drawers and worksurfaces over incorporating one and a half bowl stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine. Gas oven and hob with extractor hood over. Space for fridge freezer. Tiled splashbacks and flooring. Upvc window to side. Upvc rear door. Radiator.

#### Shower Room

6'7 x 5'6

Fitted with wash hand basin, wc and shower cubical with wall mounted shower. Partially tiled walls. Upvc window to side. Radiator.

#### First Floor Landing

With stairs off leading to second floor. Radiator. Doors too:

#### Bedroom

13'2 x 11'9

Upvc window to rear. Radiator. Large under stairs storage cupboard. Alcove with wooden shelving.

#### Bedroom

12'5 x 9'3

Upvc window to front. Radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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