



6 New Cottages Grinlow Road Buxton



**BURY &
HILTON**
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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6 New Cottages Grinlow Road

Buxton

Derbyshire, SK17 6UJ



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Offers In The Region Of
£279,000

Dining Room

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

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

Kitchen

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

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

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

Bedroom

Upvc window to front. Radiator.

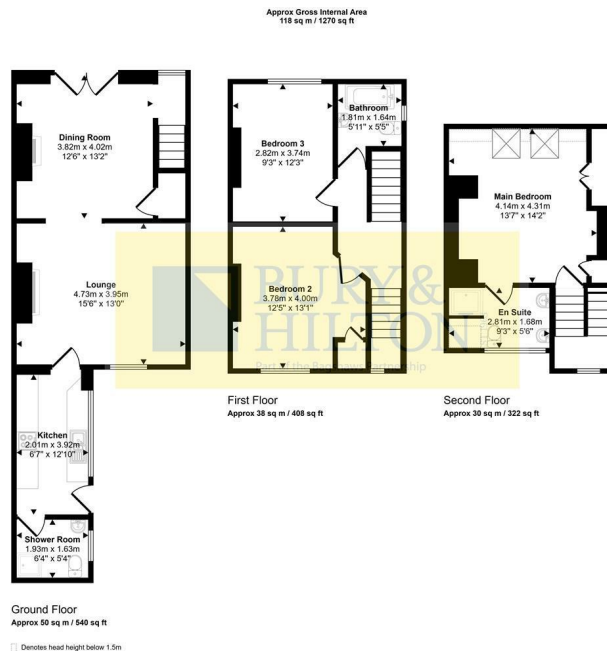
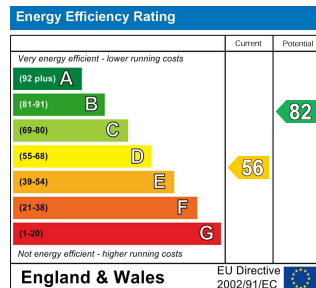


Buxton - 0129827524



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Accommodation

Bathroom

Fitted with a suite comprising: Wc, wash hand basin and paneled bath with wall mounted shower over. Upvc window to side. Radiator. Partial tiled walls.

Second Floor

Half landing- Upvc window to rear. Radiator.

Bedroom

Two velux style windows to front. Radiator. Large built in wardrobe.

En-Suite

Upvc window to rear enjoying fabulous views. 'His and Hers' double sink, Wc and shower cubical with wall mounted shower over. Fully tiled walls. Radiator.

Outside

To the front of the property is a beautifully kept enclosed garden with paved patio seating area with wooden pergola over, further lawned garden with borders with shrubs and water feature leading to a further graveled area, with built in outdoor seating area, bar and storage shed. Electricity points throughout the garden. To the front of the property is a driveway to provide off road parking for one vehicle. Gated access from the front to rear of the property.

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FREEHOLD

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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.

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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