



18 Paxton Place
Buxton



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18 Paxton Place
Buxton
Derbyshire, SK17 6WE



Offers In The Region Of
£383,000

Entrance Hallway

Front Upvc entrance door. Stairs off leading to first floor. Radiator. Part carpet part laminate flooring.

Downstairs Wc

Wc and wash hand basin with tiled splashback. Radiator. Extractor fan. Lino flooring.

Integral Garage

With up and over door to front and internal door leading into the hallway. Power and lighting.

Kitchen Diner

Fitted with a matching range of wall and base units and drawers with wood effect work surfaces over incorporating one and a half bowl sink with mixer tap over and drainer. Tiled splashbacks. Neff oven with gas hob and extractor hood over. Wall cupboard housing the 'Ideal Logic' gas boiler which is approximately 12 months old. Space for fridge freezer and space and plumbing for washing machine. Upvc window to rear and Upvc patio doors leading onto the rear garden. Radiator. Space for dining table. Half laminate and half carpet flooring.

First Floor Landing

Spacious landing space with Upvc window to front. Radiator. Stairs off leading to second floor.

Lounge

Upvc window to rear and Juliet balcony with Upvc double doors and iron balustrade. Electric fireplace with feature surround. Two radiators. Carpet flooring.

Family Bathroom

Fitted with a three piece suite comprising: Paneled bath with wall mounted shower over and folding shower screen, wash hand basing and Wc. Partially tiled walls. Lino flooring. Radiator. Extractor fan.

Bedroom Two

Upvc window to front. Radiator. Carpet flooring.

Second Floor Landing

Loft access. Airing cupboard housing the hot water cylinder.

Bedroom Four

Two velux style windows to rear. Radiator. Carpet flooring.

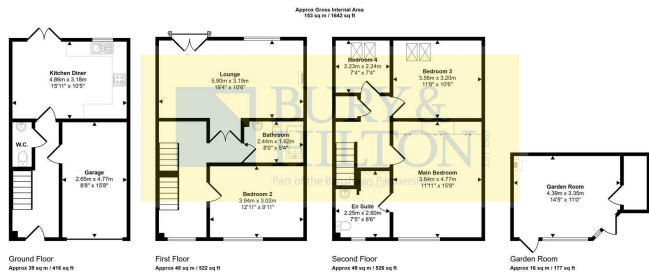
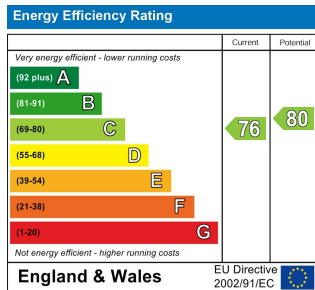


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Accommodation

- Bedroom Three**
Two velux style windows to rear. Radiator. Carpet flooring.
- Master Bedroom**
Upvc window to front. Radiator. Full wall of fitted wardrobes with hanging space and shelving.
- En-Suite**
Fitted with a fully tiled walk in shower cubical with wall mounted shower over, wc and vanity wash hand basing with storage below. Upvc window to front. Radiator.
- Externally**
To the front of the property is a tarmacked driveway to provide off road parking. (please note, the property owns the driveway across to the other side however access must be allowed for neighboring properties) with small lawned area. Gated paved pathway leads from the front of the property to the rear. To the rear of the property is a east facing, low maintenance enclosed garden with paved patio seating area and artificial grass area with slate path and raised beds.
- Garden Room**
This beautifully appointed room is a fabulous added extra and versatile in use. With Upvc 'easy fold' doors to front elevation, Multi Fuel burning stove and exposed wooden flooring. With electricity. (on its own fuse box) and storage area. External garden spotlight lighting.

FREEHOLD
EPC- C
HPBC- BAND D

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.

Broadband Connectivity
It is understood that the property benefits from a satisfactory broadband service and is believed to have fiber; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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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