



10 Silkstone Crescent
Buxton



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

10 Silkstone Crescent

Buxton

Derbyshire, SK17 9GJ



4



2



1



B

Offers In The Region Of
£399,950

Entrance Hallway

With front Upvc entrance door. Stairs off leading to first floor landing. Radiator. Built in storage cupboard. LTV flooring.

Lounge

Upvc window to front and two Upvc windows to side. Radiator. Carpet flooring.

Open Plan Kitchen Diner

Fitted with a modern and matching range of shaker style wall and base units with drawers and contrasting work surface over and matching splash backs incorporating once and a half bowl stainless steel sink with drainer and mixer tap over. Integrated dishwasher and integrated fridge freezer. Electric oven and hob with extractor hood over. Space for dining table and large understairs storage cupboard. Upvc window to rear and Upvc patio doors leading onto the rear garden. Two radiators. LVT flooring.

Utility

Fitted with wall and base cupboards with worksurface over and space for undercounter appliances including plumbing for washing machine. Upvc window to rear. Radiator. Extractor fan. LVT flooring.

Wc

Wash hand basin and Wc. Radiator. Extractor fan. LVT flooring.

First Floor Landing

Upvc window to front. Radiator. Large built in storage cupboard. Loft access to partially boarded loft.

Bedroom One

Upvc window to front and side. Radiator. Bespoke fitted wardrobes with hanging space. Carpet flooring.

En-Suite

Fitted with a modern and matching suite comprising: Walk in shower with wall mounted shower over, wash hand basin and WC. Half tiled walls. Radiator. Upvc window to side. Extractor fan. Lino flooring.



Buxton - 0129827524

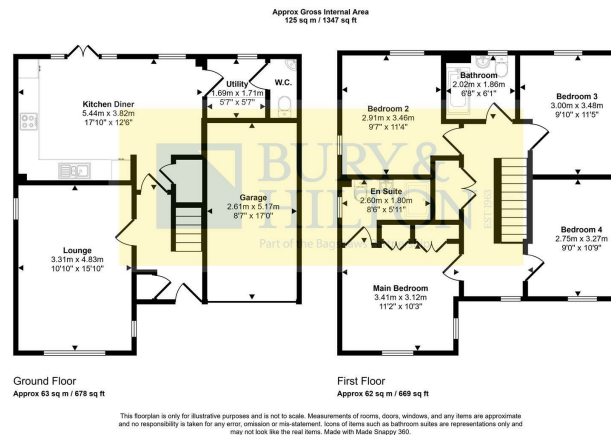


buxtonhomes@buryandhilton.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		94
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Accommodation

Bedroom Two

Upvc window to rear. Radiator. Carpet flooring.

Bedroom Three

Upvc window to rear. Radiator. Carpet flooring.

Bedroom Four

Upvc window to front. Radiator. Carpet flooring.

Family Bathroom

Fitted with a modern and matching suite comprising: Paneled bath, wash hand basin and WC. Half tiles walls. Upvc window to rear. Radiator. Extractor fan. Lino flooring.

Garage

With up and over door to the front. Wall mounted 'Ideal' gas combi boiler.

Outside

To the front of the property is a tarmacked driveway providing off road parking for two vehicles with lawned garden to the side and further barked area with bushes and shrubs. Access to the rear of the property via a gated pathway from the front. To the rear of the property is a good sized south facing low maintenance garden split onto two levels, both laid with artificial grass with paved steps to lower level and iron balustrade. To the side of the property is a further graveled area. Timber fencing clearly marking the property boundaries.

HPBC- BAND E

EPC- B

FREEHOLD

Approx. £90 per annum site fee once site is completed.

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; 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.

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.



BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership

BAGSHAWS
EST 1897
Land · Property · Livestock

Offices in:

Ashbourne

01335 342201

Bakewell

01629 812777

Buxton

01298 27524

Leek

01538 383344

Uttoxeter

01889 562811

arla | [propertymark](https://www.propertymark.co.uk)

