



 BURY & HILTON



65 Berwick Road  
Buxton



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



# 65 Berwick Road Buxton Derbyshire, SK17 9PD



Bury and Hilton are delighted to offer for sale this extended family home which offers light and spacious open plan living accommodation briefly comprising: Lounge, Dining room and kitchen with utility and garage to the ground, Three double bedrooms (one Ensuite) and family shower room to the first floor.

Externally the property benefits from a driveway providing off road parking with garage access. To

## Offers In The Region Of £289,000



Buxton - 0129827524



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### Lounge

With front entrance area with Upvc entrance door and storage cupboard. Upvc window to front. Radiator. Stairs off leading to the first floor. Gas fire with feature surround. Large under stairs storage cupboard. Open plan onto:

### Dining Area

With Upvc patio doors leading to the rear garden. Radiator. Open plan onto:

### Kitchen

Fitted with a recently installed range of sage green shaker style wall and base units with drawers with wood effect work surfaces over incorporating inset sink with mixer tap over and drainer. Breakfast bar seating area. Mosaic tiled splashbacks. Space and plumbing for dishwasher. Five ring gas hob with extractor hood over and electric oven. Integrated fridge freezer. Upvc window to rear.

### Utility Room

Fitted wall units and working surface with under counter space for appliances and plumbing for washing machine. Upvc door leading onto the rear garden. Internal door leading to garage. Radiator. Wall mounted 'Alpha' gas combi boiler.

### Garage

With up and over door to front from the driveway. Power and lighting.

### First Floor Landing

Loft access.

### Bedroom One

With Upvc window to front, Radiator. Two built in storage cupboards with hanging and shelving space.

### En Suite

Fitted with a matching suite comprising: Vanity wash hand basin with storage cupboards and drawers below, WC and corner shower cubical with waterfall style shower head and hand held shower also. Upvc window to rear. Heated towel rail. Partially tiled walls.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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