



65 Berwick Road  
Buxton



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



**65 Berwick Road**  
Buxton  
Derbyshire, SK17 9PD



**Offers In The Region Of**  
**£289,000**

**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.



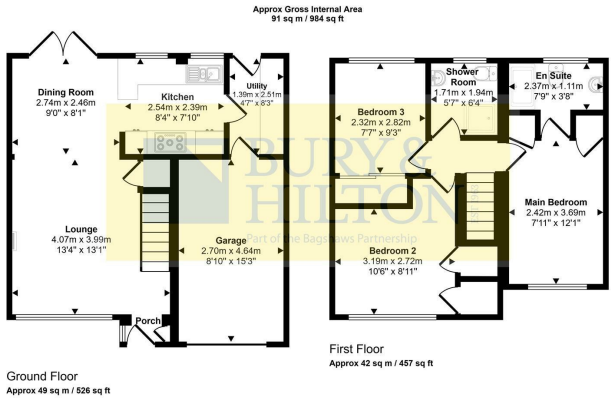
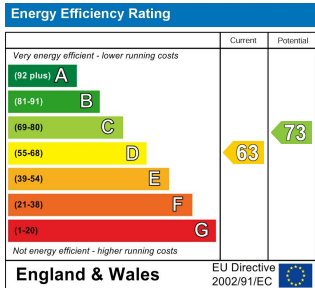
Buxton - 0129827524



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# Accommodation

**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.

**Bedroom Two**  
Upvc window to front. Radiator. Built in storage cupboard with hanging and space. Over stairs storage cupboard.

**Bedroom Three**  
Upvc window to rear. Radiator. Fitted wardrobes with sliding doors.

**Family Shower Room**  
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 massage jets. Upvc window to rear. Heated towel rail. Partially tiled walls.

**Outside**  
To the front of the property is a tarmacked driveway to provide off road parking with block paved path leading to the front door. Further lawned garden to the side of the driveway. To the rear of the property is an enclosed low maintenance garden with decked seating area and wooden pergola providing sheltered external space currently being used as a outside bar. Steps lead to a artificial grassed area with raised boards.

HPBC- BAND B  
EPC- ORDERED  
FREEHOLD

**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.

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