



Winsteads. Nunsfield Road
Buxton



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

Winsteads. Nunsfield Road

Buxton

Derbyshire, SK17 7BN



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Price Guide

£175,000

OFFERED FOR SALE VIA INFORMAL TENDER. BEST AND FINAL OFFERS TO BE SUBMITTED IN WRITING TO BURY AND HILTON, BUXTON BY 10.00AM MONDAY 10TH NOVEMBER 2025 WITH POSITION, PROOF OF FUNDS AND SOLICITORS DETAILS

*Three bedroomed detached bungalow in a great location, in need of total renovation and modernization with huge potential.

*Conveniently centrally located, within walking distance of town and amenities including shops, train station and schools.

*Outside space including front and rear gardens with driveway to the side of the property to provide off road parking.

*Accommodation briefly comprises: Entrance hallway, three bedrooms, two reception rooms, kitchen, bathroom and separate WC

*Huge loft space with the potential to be used as further living accommodation subject to the relevant permissions

*Offered for sale with no onward chain

*Viewing is recommended to fully appreciate the potential of this property.

*Please note- The vendors are not obliged to accept the highest or any of the offers made.

* LIGHTWOOD GARAGE TO THE RIGHT HAND SIDE IS ALSO UP FOR NEGOTIATION AND FOR SALE UNDER THE SAME TERMS WITH A GUIDE OF £250,000

Entrance Vestibule

Front entrance door with inner door leading too

Hallway

Electric heater. Doors leading too:

Loft access

Reception Room

Upvc window to side and Upvc bay window to front. Gas fire

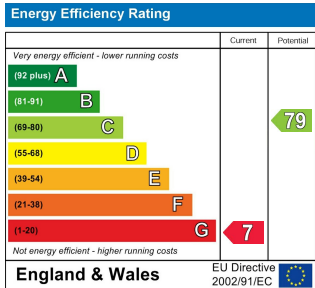
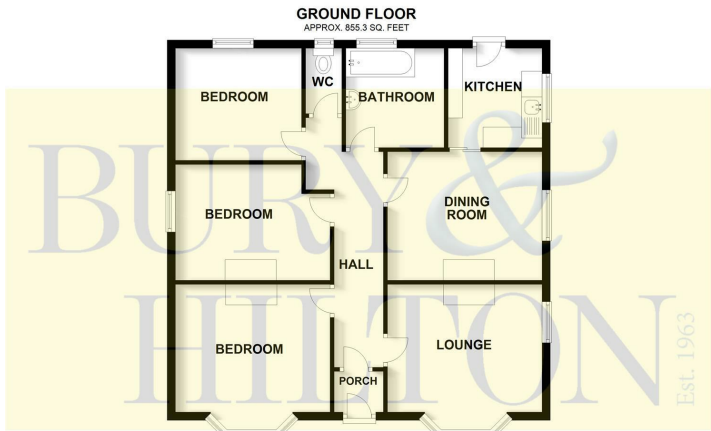


Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Accommodation

Reception Room
Upvc window to side. Electric fire. Built in storage cupboard with hot water cylinder.

Kitchen
Upvc window to side and upvc door to rear.
Fitted with base units with work surface over with stainless steel sink.
Space for gas cooker and space and plumbing for washing machine.

Bathroom
Upvc window to rear. Paneled bath and wash hand basin.

Separate WC
Upvc window to rear. Wc.

Bedroom
Upvc window to rear.

Bedroom
Upvc bay window to front.

Bedroom
Upvc window to side. Fireplace.

Attic
With potential for further living accommodation subject to relevant permissions. Upvc dormer window to front.

Outside
To the front of the property is a lawned garden with pathway leading to the front door. Driveway parking to the side. To the rear of the property is a further lawned garden area with stone built outhouse storage.

FREEHOLD
HPBC- BAND D
EPC- G

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

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