



9 St. James Terrace
Buxton



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

9 St. James Terrace

Buxton

Derbyshire, SK17 6HS



Bury and Hilton are delighted to offer for sale this deceptively spacious FOUR bedroomed terraced property situated on a popular town centre residential street which is within walking distance to town and all amenities including the Pavilion Gardens, Buxton and transport links, yet enjoys the benefits of being tucked away from main roads.

Offers In The Region Of £275,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

Entrance Porch

Front entrance door with unique stained glass window of Solomons Temple. Timber framed window to front. Original tiled flooring. Electricity fuse box and meter. Inner door leading to:

Entrance Hallway

Original tiled flooring. Radiator. Ceiling coving and curved archway. Stairs leading to the first floor. Doors off leading to:

Sitting Room

Curved timber framed window to front. Radiator. Ceiling coving. Decorative cast iron fire place.

Lounge

Sash window to rear. Radiator. Built in storage cupboards and large under stairs storage space. Decorative cast iron fire place.

Kitchen

Fitted with base units with work surface over incorporating sink with drainer and mixer tap over with partially tiled splash backs. Space for gas cooker and fridge freezer. Radiator. Double glazed timber framed window to side. Space for dining table. Door leading onto the rear court yard. Wall mounted and boxed in 'Ideal' gas combi boiler which is approx. 2 years old.

Utility

Fitted worksurfaces with undercounter space and plumbing for washing machine. Sash window to side. Radiator.

First Floor Landing

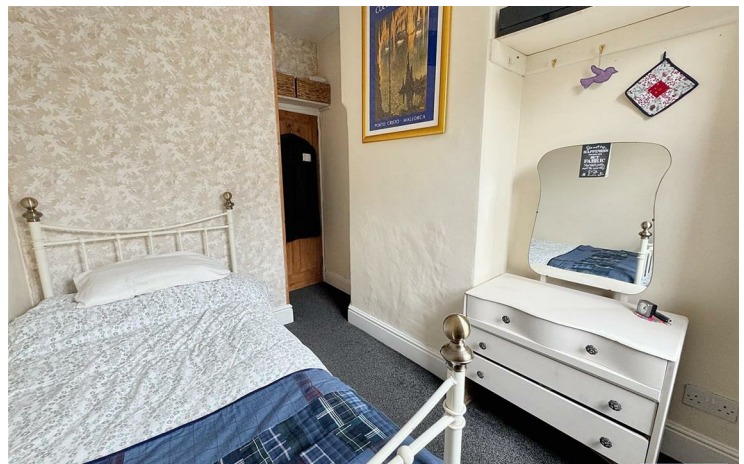
Under stairs storage space. Archway and natural light ceiling glass. Door and stairs to second floor. Doors off leading to:

Bedroom Four

Sash window to rear. Radiator.

Bathroom

Wash hand basin and free standing roll top claw foot bath with waterfall shower head over. Sash window to side. Radiator. Partially tiled walls.



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