



9 St. James Terrace
Buxton



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

9 St. James Terrace
Buxton
Derbyshire, SK17 6HS



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**Offers In The Region Of
£260,000**

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.

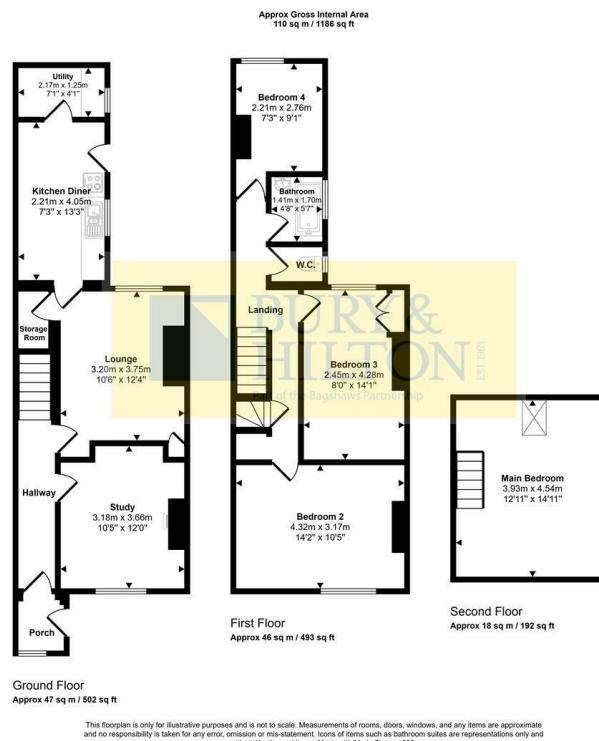
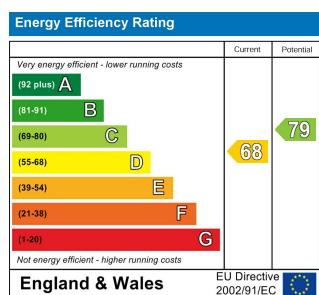


Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Accommodation

Separate Wc

Wc with overhead concealed cistern. Sash window to side.

Bedroom Three

Sash window to rear. Radiator. Built in storage cupboard.

Bedroom Two

Curved timber framed window to front. Radiator.

Second Floor- Master Bedroom

Sash window to rear with original style shutters. Radiator. Exposed wooden beams.

Eaves Storage

Ample storage space with velux window.

Outside

To the front of the property is a paved garden with flowerbed. To the rear of the property is an enclosed east facing courtyard with gated access to the rear.

FREEHOLD

EPC- ORDERED

HPBC- BANDC

Please note- this property is within the conservation area.

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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**BURY &
HILTON**
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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