



60 Solomons View

Buxton



**BURY &
HILTON**
EST 1963

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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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60 Solomons View

Buxton
Derbyshire, SK17 6PF



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D

£325,000

Entrance Hallway

Front entrance door. Tiled flooring. Radiator. Double doors leading into the reception hallway.

Downstairs WC

With Upvc window to front. Vanity wash hand basin and Wc. Tiled floor and half tiled walls. Radiator.

Reception Hallway

Upvc windows to front and side. Stairs off leading to first floor. Under stairs storage cupboard. Internal door leading into garage.

Integral Garage

With up and over door to the front off the driveway. Power and lighting. Space and plumbing for washing machine and dryer. Electric fuse box.

Kitchen

Recently installed, fitted with a modern and matching range of shaker style wall and base units with drawers with contrasting work surfaces over incorporating one and half bowl sink with drainer and mixer tap over and tiled splash backs. Gas hob with electric oven and extractor hood over. Undercounter space for dishwasher and fridge. Window to rear and door leading onto rear garden. Column style radiator. Countertop and kickboard lighting.

Lounge

Fitted with a decorative stone fireplace surround and mantle over with living flame gas fire. Sliding patio doors leading into:

Conservatory

Upvc double glazed throughout with patio doors leading onto the rear garden.

First Floor Landing

Airing cupboard with shelving and hot water tank. Boarded loft access with ladder.

Master Bedroom

With Upvc window to rear. Radiator. Large built in storage cupboard.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Accommodation

En Suite

Fitted with a walk in glazed and tiled shower unit with waterfall style shower head over and hand held shower, low level wc and vanity wash hand basin. Stainless steel heated towel rail, extractor fan and Upvc window to rear. Fully tiled walls with LED tile lighting.

Bedroom

Upvc window to front. Radiator.

Bedroom

Upvc window to front. Radiator.

Family Bathroom

Fitted with a matching quality suite comprising a panelled bath with mixer shower over, low level wc and vanity wash hand basin with storage below. . Stainless steel heated towel rail and Upvc window to side. Tiled flooring and walls.

Outside

To the front of the property is a driveway to provide off road parking with a lawned garden to the side, (which subject to permission could be turned into further parking) and flagged pathway leading to the front door and both sides of the property which has gated access to the rear with graveled boarders. To the rear of the property tiered garden, with flagged patio seating area with steps leading down to the lawned garden and graveled area and further steps leading to the decked seating area and patio. Fantastic features include water feature and pond. The garden is east facing and backs onto open woodland which provides an every changing seasonal outlook.

EPC- D

FREEHOLD

HPBC- D

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

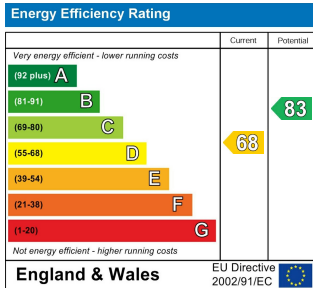
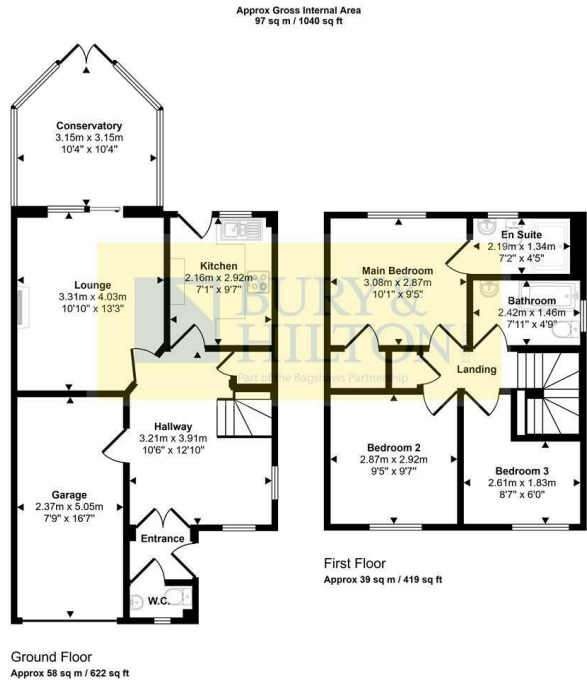
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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BURY & HILTON
EST 1963
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17 High Street, Buxton, Derbyshire, SK17 6ET

T : 0129827524

E : buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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