



57 Manchester Road  
Buxton



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

## 57 Manchester Road

Buxton

Derbyshire, SK17 6SR



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Offers In The Region Of  
£269,500

### Entrance Hallway

Upvc front entrance door with door leading too:

### Openplan Lounge, Diningroom and Kitchen

#### Dining Area

Window to front. Radiator. Storage cupboard. Laminate flooring

#### Lounge

Open plan from the dining area and incorporating the kitchen with laminate flooring throughout. Radiator. Patio doors leading to the rear of the property with velux. Multi fuel stove with tiled heart surround. Laminate flooring

#### Kitchen

Fitted with a modern range of base units and draws with worksurface over and breakfast bar. Electric oven and gas hob with 'Neff' Extractor fan over. Partially tiled splashbacks. 'Frankee' 1 ½ bowl sink with drainer and mixer tap. Window to rear. Laminate flooring.

#### Downstairs Shower Room

Fitted with a wash hand basin with vanity draws under. WC and shower cubical with sliding door and shower with hand held shower also. Heated towel rail. Velux window. Tiled flooring.

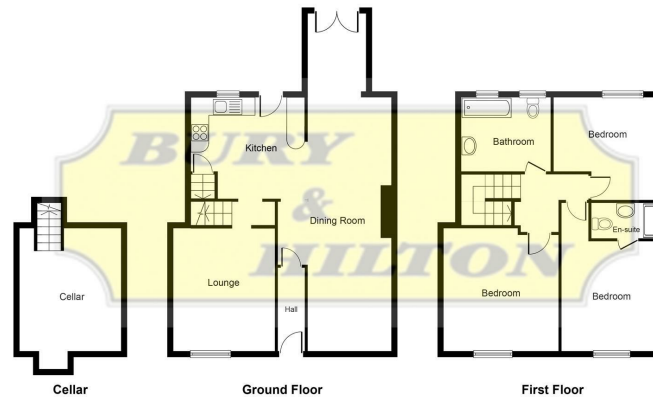


Buxton - 0129827524



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# Accommodation

## Snug

Window to front. Radiator. Electric freestanding fire with surround.

## Cellar

Stairs down to cellar which is a useful storage space. Lighting and power.

## First Floor Landing

Loft access. Doors leading too:

## Bedroom

Window to rear. Central heating radiator. Built in cupboard with Wall mounted 'Glow Worm' Gas combination boiler.

## Bedroom

Window to front. Central heating radiator. With door to Ensuite:

## Ensuite

Fitted with a wash hand basin, Wc and Shower cubical. Partially tiled walls.

## Bedroom

Window to front. Central heating radiator.

## Bathroom

Fitted with a wash hand basin, bath with mixer tap and hand held shower and dual flush WC. Heated towel rail Two obscure windows to rear. Partially tiled walls. Laminate flooring.

## Outside

To the rear of the property there is an enclosed paved yard. There are two parking spaces (accessed via a track at the end of the terrace). Further yard area with Summerhouse.

EPC Rating- D

HPBC- Council tax band C

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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 and Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bury and Hilton and their employees are not authorised to give any warranties or representations in relation to the sale.



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