



3 Leek Road
Buxton



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

3 Leek Road
Buxton
Derbyshire, SK17 6UD



**Offers In The Region Of
£210,000**

Entrance Vestibule

Front Upvc entrance door. Inner door leading to:

Hallway

Radiator. Wooden floor. Stairs leading to first floor.

Lounge

Upvc windows to front and rear. Two radiators. Part parquet flooring. Gas fire.

Dining Room

Upvc window to front. Radiator. Gas fire.

Downstairs WC

Wc with dual flush and wash hand basin with mixer tap.

Kitchen

Fitted with a range of wall and base units with work surface over incorporating stainless steel sink. Space for electric cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Tiled splash backs. Upvc door to rear. Upvc window to rear. Door to cellars.



Buxton - 0129827524



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Accommodation

Cellars

Room 1- 11'2 x 8'9- original stone benches. Window.

Room 2- 12'9 x 11'4

With lighting and power.

First Floor Landing

Loft access. Doors to:

Bedroom One

Upvc window to front. Radiator.

Bedroom Two

Upvc window to rear. Radiator. Built in storage. Wall mounted 'Vaillant' Gas boiler.

Bedroom Three

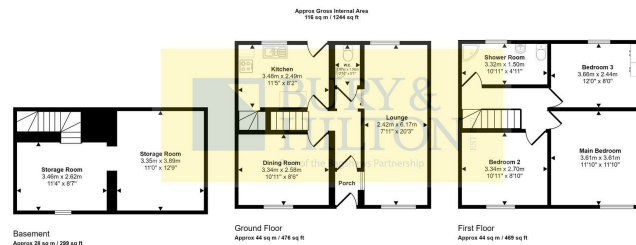
Upvc window to front. Radiator.

Shower Room

Fitted with wash hand basin, wc and corner shower cubical with shower. Radiator. Upvc window to rear.

Outside

To the front of the property is a lawned garden, with driveway to the side to provide off road parking. Gated side access to the rear garden. To the rear of the property is a flagged patio area with outhouse storage. Steps lead to a further level with graveled area with raised bed boarders and rockery with a range of plants and shrubs. Raised level housing the timber shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FREEHOLD
EPC- ORDERED
HPBC- BAND C

Agents Notes

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