

3 Leek Road
Buxton



3 Leek Road

Buxton
Derbyshire, SK17 6UD









Offers In The Region Of £175,000

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.

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:



Buxton - 0129827524



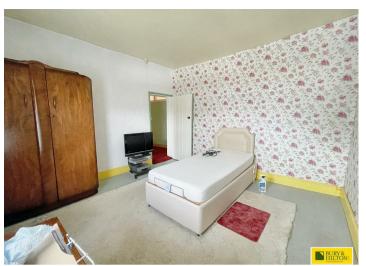
buxton homes @bury and hilton. co. uk



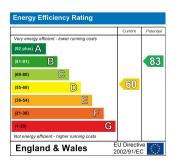














is floorplain is only for illustrative purposes and in not to scale. Measurements of sooms, doors, windows, and any items are approximate no responsibility is taken for any error, ornission or mis-statement, loons of farms such as bathboom subse are representations only an may not look like he said loops. Made with Made with Made Sapply 300.

Accommodation

Bedroom One

Upvc window to front. Radiator.

Bedroom Two

Upvc window to rear. Radiator. Built in storage. Wall mounted 'Vailliant' 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.

FREEHOLD EPC-D

HPBC-BAND C

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 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 quarantee 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.

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.







17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Offices in:

Ashbourne 01335 342201
Bakewell 01629 812777
Buxton 01298 27524
Leek 01538 383344
Penkridge 01785 716600
Uttoxeter 01889 562811

The Property Ombudsman







