



9 Grange Road
Buxton



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

9 Grange Road

Buxton
Derbyshire
SK17 6NH

Bury and Hilton are delighted to bring to the market this substantial five bedroomed stone built, semi detached period property with substantial garden to the rear. The property is located in a highly sought after area of town positioned in a conveniently central location which is within walking distance to town and all amenities.

This superb property boasts many original features including cornice ceiling coving, picture rails, original tiled floors and stained glass window yet has been tastefully upgraded and maintained by the current vendors including upgraded Upvc windows, re roofed and central heating upgraded within the past 12 years or there abouts.

The spacious accommodation is set over three floors and in brief comprises of an entrance vestibule, hallway, lounge, sitting room and kitchen the ground floor with access to the cellars on the lower ground floor. To the first floor are two bedrooms and a family bathroom with separate Wc and to the second floor are three further bedrooms.

Externally the property benefits from a large gated driveway providing ample off road parking for up to six vehicles. To the rear of the property is a fabulous sized private garden with stone built outhouse storage.

This magnificent Victorian property has provided the current vendors a beautiful family home for over 50 years and internal inspection is most strongly recommended to appreciate the size of accommodation internally and externally on offer and sought after location which will appeal to the most discerning of purchasers.

With Upvc double glazing and gas central heating. Offered for sale with no onward chain.

£495,000



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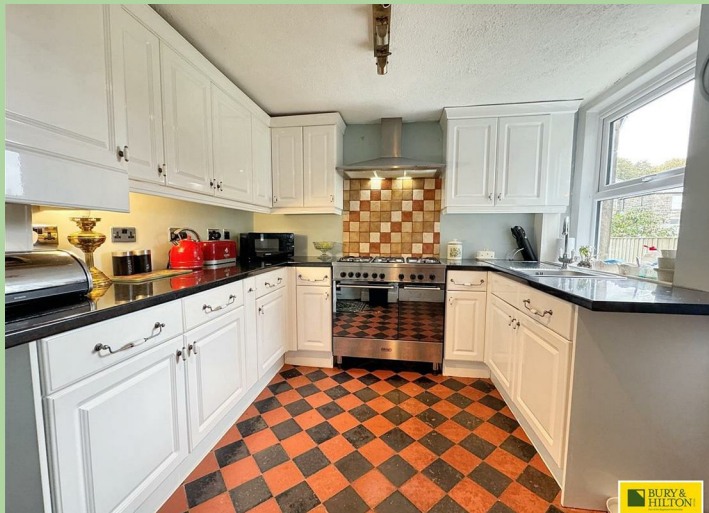


Buxton - 0129827524



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General Information

Entrance Vestibule

With front Upvc door. Original tiled flooring. Ceiling coving and dado rail. Inner door with stained glass window above leading to:

Hallway

With stairs off leading to the first floor. Exposed wooden floor boards. Radiator. Dado rail and ceiling coving. Doors off leading to:

Lounge 15'1 x 12'11 (4.60m x 3.94m)

With Upvc bay window to front. Radiator. Feature stone wall with shelving and alcove. Gas fire.

Sitting Room 12'10 x 12'1 (3.91m x 3.68m)

With Upvc window to rear. Radiator. Feature exposed brick chimney breast with alcove and tiled hearth. Exposed wooden floorboards. Dado rail.

Kitchen 9'2 x 8'8 (2.79m x 2.64m)

Fitted with matching wall and base units with drawers and worksurface over incorporating stainless steel sink with mixer tap over and drainer. Space for range sized gas cooker and electric oven with extractor hood over with tiled splash back. Wall cupboard housing the 'Worcester Bosch' gas combi boiler. Original tiled flooring. Upvc window to side and upvc door leading onto the rear garden. Door leading down to the cellar.

Lower Ground Floor- Cellars

With stone steps leading down to cellars. Split into three chambers.
Room 1- 11'11 x 11'7 With power and light. Space and plumbing for washing machine. Radiator.
Room 2- 14'11 x 10'7 Upvc window to front. With original stone work bench. Electricity fuse box.
Room 3- 7'10 x 6'4 Housing the gas meter.

First Floor- Half Landing

Ceiling coving and dado rail. Loft access. Radiator.

Separate WC

Upvc window to side. Wc. Half tiled walls. Lino flooring.

Bathroom 8'6 x 5'7 (2.59m x 1.70m)

Fitted with wash hand basin, WC and paneled bath with hand held shower attachment over. Tiled walls. Radiator. Upvc window to side.

First Floor Landing

Dado rail and ceiling coving. With Stairs off leading to the second floor.

Bedroom Two 12'2 x 11'9 (3.71m x 3.58m)

With Upvc window to rear. Radiator.

Bedroom One 17'9 x 14'11 (5.41m x 4.55m)

With Upvc bay window to front and second Upvc window. Radiator. Exposed wooden floorboards. Built in storage cupboard.

Second Floor- Half Landing

With Upvc window to rear.

Second Floor Landing

Dado rail. Ceiling coving.

Bedroom Five 12'5 x 6'8 (3.78m x 2.03m)

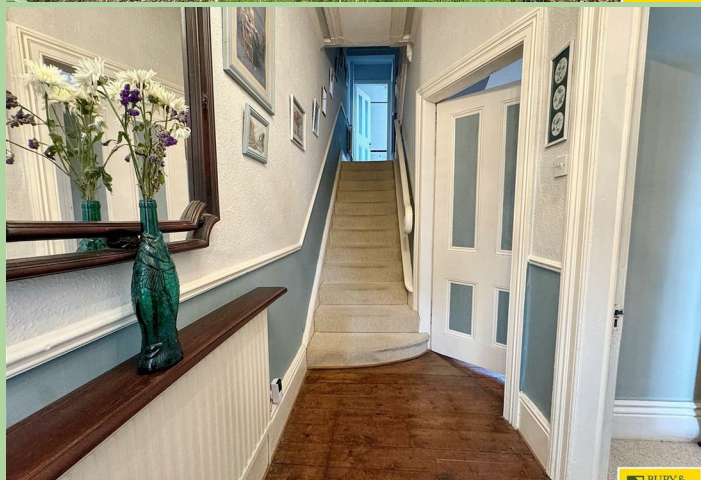
Upvc window to side. Radiator.

Bedroom Three 12'2 x 9'7 (3.71m x 2.92m)

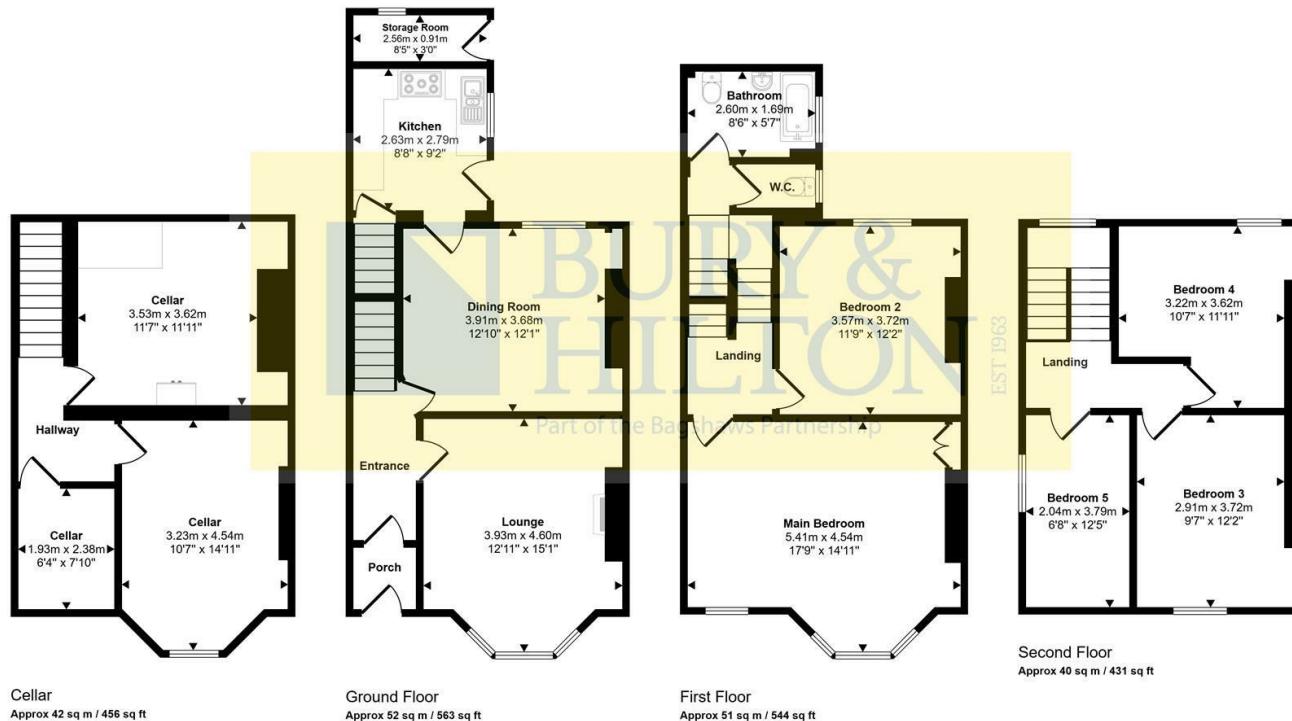
Upvc window to front. Radiator. Exposed wooden floorboards.

Bedroom Four 11'11 x 10'7 (3.63m x 3.23m)

Upvc window to rear. Radiator.



Approx Gross Internal Area
185 sq m / 1994 sq ft



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.

Outside

To the front of the property there is gated access, leading to the pathway leading to the front door and tarmacked driveway creating ample off road parking for several vehicles. Further gate leading onto the east facing, larger than average enclosed garden. Laid mainly with lawn, with graveled pathways and flower bed borders. Mature bushes and timber fencing clearly marking the boundaries. Stone built outhouse (8'5 x 3') perfect for storage.

FREEHOLD

EPC- ORDERED

HPBC- BAND 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

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