



18 Leek Road
Buxton



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

18 Leek Road
Buxton
Derbyshire, SK17 6UE



Offers In The Region Of
£325,000

Entrance Porch

With double doors to front. Windows to front and sides. Original timber and part lead glazed inner door through to:

Entrance Hallway

Stripped timber floor boards. Central heating radiator. Cloaks hanging space. Staircase to first floor.

Lounge

Upvc double glazed bay window to front. Central heating radiator. Free standing cast iron multi fuel burning stove in feature red brick recess and with stone flagged hearth. Bespoke built in alcove bookcase and cupboard. Karndean flooring laid in herringbone pattern.

Open Plan Kitchen Diner

Fitted with a modern and matching range of cream fronted base and eye level units with drawers and fitted working surfaces, Incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Breakfast bar area. Integrated five ring gas hob and double oven with stainless steel and extractor fan over. Space for fridge freezer. Stripped timber floor boards. Space for dining suite. Free standing cast iron multi fuel burning stove in feature red brick recess and stone flagged hearth and timber mantel shelf. Ceiling spotlights. Upvc double glazed window and patio doors to rear with views overlooking the surrounding countryside. Radiator.

Pantry

With space and plumbing for washing machine. Window to side. Shelving. Electricity fuse board.

Side Entrance

With Upvc to front.

Downstairs Wc

Fitted with vanity wash hand basin and Wc. Wall cupboard housing the 'Alpha' gas combination boiler which was installed in 2025 and still remains under warranty.

First Floor Landing

With Upvc window to side. Access to loft space with fitted ladder. Our vendor advises that the loft space is fully boarded.

Bedroom One

Upvc window to front. Radiator.

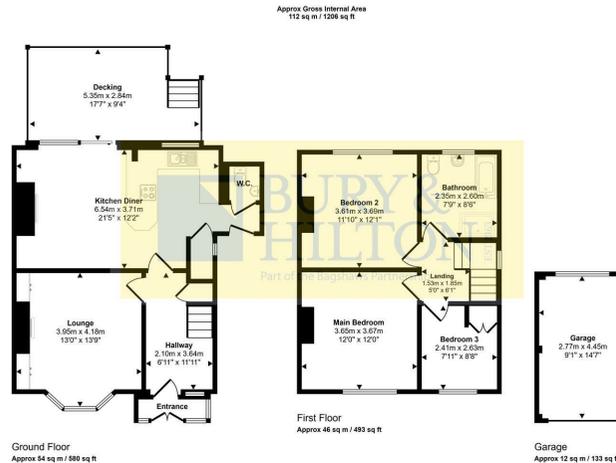


Buxton - 0129827524



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The 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 representative only and may not look like the real items. Note with Trade Supply 390.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			84
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Accommodation

Bedroom Two

Upvc window to rear. Radiator. Fitted wardrobes with mirrored front sliding doors.

Bedroom Three

Upvc window to front. Radiator. Built in over stairs wardrobe.

Bathroom

Fitted with a white suite comprising: paneled double ended bath with central mixer taps and hand held shower attachment. Pedestal wash hand basin and dual flush wc. Large fully tiled shower cubicle with wall mounted shower head over and hand held shower also.. Fully tiled walls Obscure glazed Upvc window to rear. Wall mounted heated towel rail.

Outside

To the front of the property is a driveway to provide off road parking for several vehicles with further lawn garden to the side. There is a single garage with access from the driveway with power. To the rear of the garden is a raised composite decked seating area which can be accessed via the patio doors from the kitchen with steps leading down. Below the decked seating area is a useful storage space. To the lower area of the garden is a large, flat garden laid with lawn with boarded edges and block paved patio seating area with gated access to the front of the property. Outside tap.

Garage

With double opening doors to front. Power.

FREEHOLD

EPC- C

HPBC-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 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.

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