



8 Carlisle Grove
Buxton



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

8 Carlisle Grove
Buxton
Derbyshire, SK17 6XP



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acre(s)

Offers In The Region Of
£499,950

Entrance Porch

With uPVC front entrance. uPVC windows to all elevations. Inner door leading to:

Entrance Hallway

Spacious hallway with stairs off leading to the first floor. Understairs storage cupboard.

Wc

uPVC window to front. Wc and wash hand basin. Radiator.

Lounge

uPVC window to front and rear. Two radiators. Feature electric fire place with marble effect surround and wooden mantle.

Dining Room

uPVC window to rear. Radiator.

Kitchen

Fitted with a modern and matching range of wall and base units with drawers with granite work surface over incorporating the undermount one and a half bowl 'Frankee' sink. Integrated 'Neff' appliances including dishwasher, eye level oven, grill and warming drawer. Five ring gas hob. Breakfast bar seating area. Large storage cupboard. uPVC window to front. Radiator.

Utility

Fitted with modern and matching wall and base units with granite work surface over incorporating the single unit undermount 'Frankee' sink. Space and plumbing for undercounter appliances such as washing machine and tumble dryer. Space for fridge freezer. uPVC window to rear and uPVC door leading onto the rear garden. Wall mounted 'Worcester' gas boiler. Radiator.

Garage

With electronic roller door to front and uPVC door onto the rear garden. Power and lighting.

First Floor Landing

uPVC window to front. Loft access with pull down ladder. Airing cupboard.



Buxton - 0129827524



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Accommodation

Bedroom One

uPVC window to front. Radiator.

Bedroom Two

uPVC window to front. Radiator. Built in wardrobe cupboard.

Bedroom Three

uPVC window to rear. Radiator. Built in wardrobe with sliding doors.

Bedroom Four

uPVC window to rear. Radiator.

Bathroom

Fitted with a suite comprising: Paneled bath with wall mounted shower over, WC wand wash hand basin. Mermaid boarded walls. Radiator. uPVC window to rear.

Outside

To the front of the property is a driveway providing off road parking with further lawned garden to the side of the driveway. With gated side path access leading onto the rear garden. To the rear of the property is a fantastic sized rear garden, laid mainly with lawn with timber shed and greenhouse. Paved patio areas and graveled area. Array of plants, shrubs and bushes.

FREEHOLD-

EPC-D

HPBC-BAND F

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

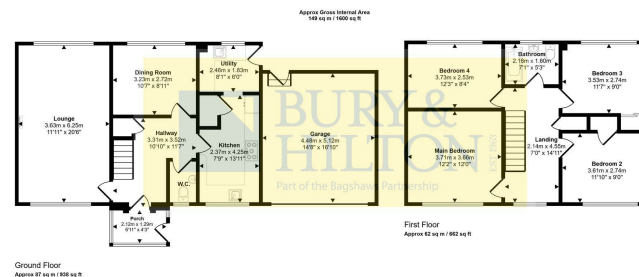
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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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| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 80 |
| (55-68) D | |
| (39-54) E | 56 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |



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