



15 Solomons Court Buxton



**BURY &
HILTON**
EST 1963

Part of the Bagshaws Partnership

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

15 Solomons Court

Buxton
Derbyshire, SK17 9HP



Offers In The Region Of
£269,000

Entrance Hallway

Front Upvc entrance door. Under stairs storage cupboard and with stairs to the first floor.

Integral Garage

Alpha wall mounted combi boiler. Up and over door to front with internal access. Lighting and power.

Wc

WC and wash hand basin, radiator and extractor fan.

Utility Room

Work surface with undercounter with space and plumbing for washing machine and dryer. Radiator.

First Floor Landing

Radiator. Stairs leading to second floor.

Lounge

Feature gas fire with surround. UPVC window to rear and UPVC French doors to the rear garden. Radiator.

Kitchen Diner

Fitted with a matching range of wall and base units with drawers and worksurface over incorporating one and a half bowl stainless steel sink. Four ring electric hob with electric oven and grill below with extractor hood over. Integrated dishwasher. Space for undercounter fridge. Upvc window front. Radiator.

Study/ Office

Upvc window to front. Radiator.

Second Floor Landing

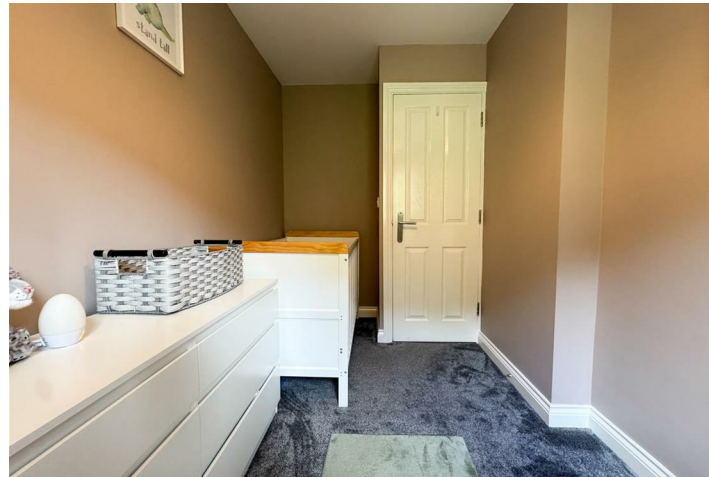


Buxton - 0129827524

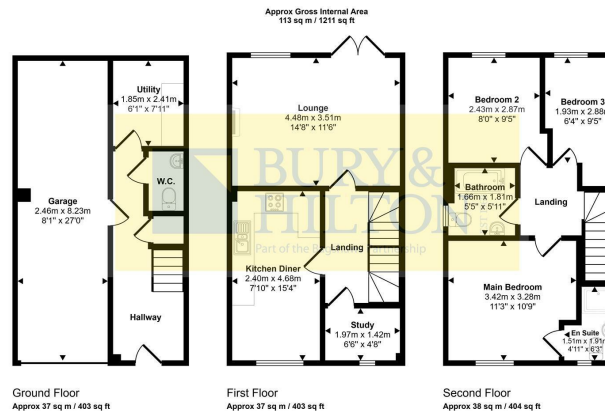


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Accommodation

Bedroom

Upvc window to front. Radiator.

En- Suite

Shower cubical with wall mounted electric shower unit and folding door, wash hand basin and WC. UPVC window to front, extractor fan, radiator.

Bedroom

Upvc to rear. Radiator

Bedroom

Upvc to rear. Radiator

Bathroom

Panelled bath, wash hand basin and WC. UPVC window to side, radiator, extractor fan. Partially tiled walls.

Outside

To the front of the property is a blocked paved driveway to provide off road parking for two cars. To the rear of the property is an enclosed garden laid with paved patio area and lawn, Additional banked area to the rear.

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.

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.

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.

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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