



BURY & HILTON



109 Spring Gardens
Buxton

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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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109 Spring Gardens

Buxton

Derbyshire, SK17 6BX



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acre(s)

Bury and Hilton are delighted to offer this deceptively spacious and truly unique property to the market. Offered for sale with no onward chain for the first time in over 60 years. Town centrally located, this property is situated within walking distance to town and all amenities including shops, transport links and food and beverage establishments.

Offers In The Region Of £196,950



Leek - 01538 383344



leek@buryandhilton.co.uk

Sitting Room

Front entrance door. Window to front with window seat. Original cast iron open fire place with tiled surround. Picture rail and dado rail Exposed wooden beams. Shelving. Radiator.

Living Room

Window to front. Radiator. Picture rail and dado rail. Original cast iron fire place with feature surround and tiled hearth.

Inner Hall

Fitted storage cupboard. Stairs off leading to first floor.

Dining Room

Two windows to rear. Radiator. Stone built fire place. Original built in storage cupboard.

Boiler Room

Window to side. Wall mounted 'Alpha' combi boiler.

Kitchen

Fitted with a matching range of wall and base units with drawers and worksurface over incorporating stainless steel sink with drainer. Gas cooker with grill and oven. Space for under counter appliances. Tiled splashbacks.

Rear Porch

Rear entrance door. Tiled flooring.

First Floor Landing

Stained glass window to side and velux style roof window.

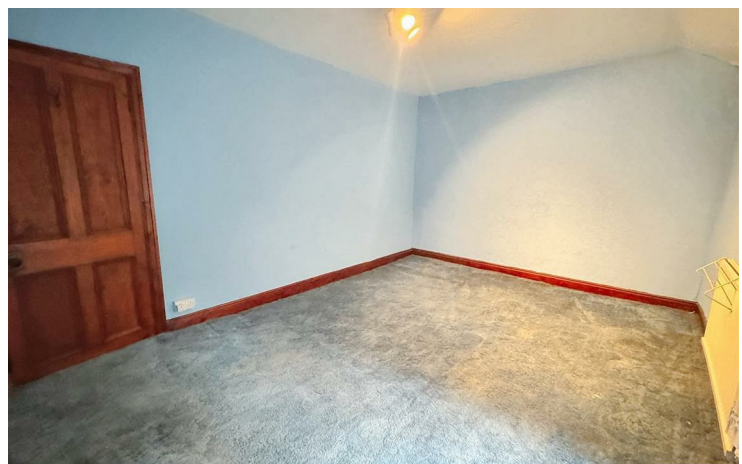
Wc

Window to side. Wc. Lino flooring.

Bedroom

Two windows to front. Radiator. Picture rail. Storage cupboard with hanging space. Original cast iron fire place.

Inner Landing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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Leek	01538 383344
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