



92 Nunsfield Road
Buxton



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

92 Nunsfield Road
Buxton
Derbyshire, SK17 7BW



Offers In The Region Of
£350,000

Entrance Hallway

Upvc window to front. Front Upvc entrance door. Laminate flooring. Radiator. Stairs to first floor and stairs to lower ground floor.

Open plan Lounge, Dining area and Kitchen.

Lounge

With Upvc window to front elevation with bespoke plantation shutters. Inset log burning stove with feature brick surround and stone hearth and surround. Two built in alcove storage cupboards. Laminate flooring. Radiator. Archway opening to:

Dining Area

Built in alcove storage cupboard with shelving above. Radiator. Laminate flooring. Wooden internal doors leading to garden room. Open plan to Kitchen.

Kitchen

Recently fitted with a modern and matching range of shaker style wall and base units with drawers in grey with contrasting work surface over incorporating one and a half bowl sink with mixer tap over and tiled splash backs. Five ring gas hob with electric oven and grill with extractor hood over. Integrated dishwasher. Space for fridge freezer. Upvc window to rear.

Garden Room

With Upvc window to side and sliding patio doors to rear. Laminate flooring with underfloor heating.

Downstairs Wc

With dual flush Wc and wash hand basin. Half paneled walls.

Lower Ground Floor

With stairs leading to lower ground floor. Hallway with Upvc window to front. Built in storage cupboards and cupboards housing the electricity and gas meters.

Laundry Room

Upvc window to side. Fitted shelving. Space for washing machine and dryer. Wall mounted 'Worcester' boiler and immersion heater.

Room 1- (currently used as snug)

Column style radiator and carpeted flooring. Spotlight lights.

Room 2- (currently used as fourth bedroom)

Upvc window to front. Column style radiator. Alcove shelving.

First Floor Landing

Upvc window to side. Loft access with pull down ladder and partially boarded loft space.



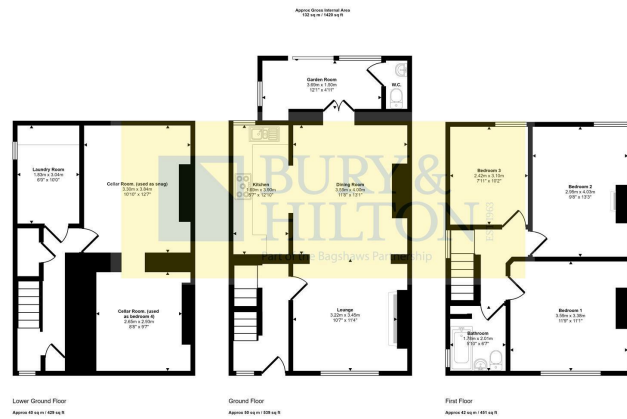
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Accommodation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

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