



6 Kirkstone Road
Buxton



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

6 Kirkstone Road
Buxton
Derbyshire, SK17 9LA



Offers In The Region Of
£255,000

Entrance Hallway

With front uPVC entrance door. Karndean flooring. Stairs off leading to the first floor with decorative wall panelling. Radiator. Coat hanging space.

Open plan Lounge/ Dining Kitchen

A simply stunning, light and spacious space.

Lounge area- uPVC window to front. Two radiators. Karndean flooring laid in herringbone style with boarder. Freestanding multi fuel burning stove with ceramic hearth. Decorative wall panelling.

Kitchen- Fitted with a top of the range kitchen. With a range of modern and matching range of Ash shaker style wall and base units with drawers and contrasting quartz work surface over incorporating 'Franke' undermount sink with drainer and matching splash backs. Breakfast bar seating area. Quooker tap with instant boiling water. Quality Neff integrated appliances including Washer/Dryer, Dishwasher and Fridge freezer. Vent-in induction hob. Eye level slide-and-hide Neff oven with second combination oven below and warming draw. LED undercounter lighting. Brick slip tiled walls. Karndean Upvc window to rear. Upvc patio doors leading onto the conservatory. Karndean flooring laid in a herringbone style with boarders.

Matching 'Boot Room' unit with coat hanging space and storage cupboards. Wall cupboard housing the 'Alpha' gas combination boiler which is approximately one year old.

Conservatory

uPVC windows with sliding door to rear garden. Tiled flooring.

First Floor Landing

uPVC window to side. Glass balustrade. Decorative wall paneling. Loft access with pull down ladder. Natural wool carpet. Oak doors leading to:

Bedroom One

uPVC window to front. Radiator. Decorative wall paneling. Natural wool carpet.



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Accommodation

Bedroom Two

Fitted with bespoke 'Eclipse' shaker style wardrobes with hanging space and drawers in a cashmere. uPVC window to rear. Radiator. Natural wool carpet.

Bedroom Three/ Dressing Room

uPVC window to front. Radiator. Karndean flooring. Circular LED back lit mirror.

Bathroom

Fitted with a modern and matching contemporary suite comprising: Paneled bath with waterfall shower head over and hand held shower also with bronze fittings. Freestanding circular wash hand basin with fluted front vanity unit below and WC with dual flush. Heated towel rail. uPVC window to rear. Micro cement walls and floors for ease and low maintenance.

Outside

To the front of the property is a driveway proving off road parking for two vehicles with further lawned garden with beautiful cherry blossom tree. With storage cupboard access. Gated access leads to the recently landscaped rear garden laid with Indian flagstone patio area and lawned garden space with raised bed borders. The boundaries are clearly marked with timber fencing.

FREE-HOLD

EPC-BAND D

HPBC-BAND B

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.gov.uk> to obtain an estimated broadband speed for the area.

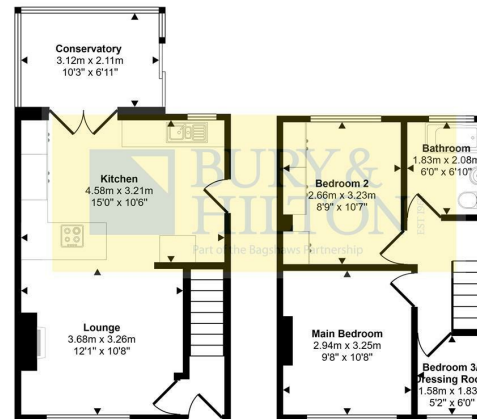
Mobile Network Coverage

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.gov.uk>) to obtain an estimate of the signal strength for this specific location.

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Approx Gross Internal Area
69 sq m / 742 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft

First Floor
Approx 31 sq m / 333 sq ft

This 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 representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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