



18 Leek Road
Buxton



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

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Buxton

Derbyshire, SK17 6UE



Bury and Hilton are delighted to offer for sale this beautifully presented, light and spacious, three bed roomed semi detached property located in the popular and sought after area of Burbage. This family home is ready to move into and accommodation in brief comprises: Entrance porch, entrance hallway, lounge, open plan kitchen diner, and downstairs wc to the ground floor with three bedrooms and family bathroom to the first floor.

**Offers In The Region Of
£325,000**

Buxton - 0129827524

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Entrance Porch

With double doors to front. Windows to front and sides. Original timber and part lead glazed inner door through to:

Entrance Hallway

Stripped timber floor boards. Central heating radiator. Cloaks hanging space. Staircase to first floor.

Lounge

Upvc double glazed bay window to front. Central heating radiator. Free standing cast iron multi fuel burning stove in feature red brick recess and with stone flagged hearth. Bespoke built in alcove bookcase and cupboard. Kardean flooring laid in herringbone pattern.

Open Plan Kitchen Diner

Fitted with a modern and matching range of cream fronted base and eye level units with drawers and fitted working surfaces. Incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Breakfast bar area. Integrated five ring gas hob and double oven with stainless steel and extractor fan over. Space for fridge freezer. Stripped timber floor boards. Space for dining suite. Free standing cast iron multi fuel burning stove in feature red brick recess and stone flagged hearth and timber mantel shelf. Ceiling spotlights. Upvc double glazed window and patio doors to rear with views overlooking the surrounding countryside. Radiator.

Pantry

With space and plumbing for washing machine. Window to side. Shelving. Electricity fuse board.

Side Entrance

With Upvc to front.

Downstairs Wc

Fitted with vanity wash hand basin and Wc. Wall cupboard housing the 'Alpha' gas combination boiler which was installed in 2025 and still remains under warranty.

First Floor Landing

With Upvc window to side. Access to loft space with fitted ladder. Our vendor advises that the loft space is fully boarded.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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