



57 Queens Road
Buxton



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

57 Queens Road
Buxton
Derbyshire, SK17 7ER



Offers In The Region Of
£210,000

Entrance Hallway

With front uPVC entrance door. Radiator. Stairs off leading to first floor. Laminate flooring. Decorative wall paneling.

Lounge

With uPVC bay window to front. Radiator. Electric fire with feature surrounds. Decorative wall paneling.

Dining Room

Open plan onto the fitted Kitchen, with access to the cellar. Electric fire with feature surround. Laminate flooring. Ceiling coving. Column style radiator. Space for dining table. Two sky lights and one Velux style window. Decorative paneled walls.

Kitchen

Fitted with a recently upgraded, modern and matching range of navy shaker style wall and base units with drawers and wood effect work surfaces over incorporating one and a half bowl sink with mixer tap and drainer. Display wine shelf. Tiled splash backs. Space for fridge freezer. Space for gas cooker and extractor hood over. Space and plumbing for washing machine. Laminate flooring. uPVC window to rear and uPVC rear door leading onto the rear garden.

Inner Hallway

With door to:

Family Bathroom

Fitted with a matching suite comprising: Paneled bath, wash hand basin and Wc. Separate shower cubical with wall mounted shower, mermaid boarded walls and folding shower door. Heated towel rail. Tile effect flooring. Partially tiled walls. Extractor fan. uPVC window to rear.

Lower Ground Floor- Cellar

Housing the domestic meters. Power and lighting. Space for dryer. Array of shelving and storage.



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		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Accommodation

First Floor Landing
With loft access to boarded loft with pull down ladder, light power and velux window. Doors off to:

Bedroom One
uPVC window to front. Radiator.

Bedroom Two
uPVC window to rear. Radiator.

Bedroom Three
uPVC window to rear. Storage cupboard housing the Alpha gas combi boiler.

Outside
To the front of the property is a driveway to provide off road parking. To the rear of the property is an enclosed garden laid with paved patio seating area and lawned area with flower bed boarder. Gated rear access for bins.

FREEHOLD
EPC- C
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.org.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.org.uk>) to obtain an estimate of the signal strength for this specific location.

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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 Simple 360.



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