



55 Sherwood Road
Buxton



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

55 Sherwood Road

Buxton

Derbyshire, SK17 9EU



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Offers In The Region Of

£229,950

Entrance Hallway

With front uPVC entrance door. Built in shoe storage cupboards and coat hanging space. Laminate flooring. Flat panel tall radiator. Stairs off to first floor.

Lounge

With box bay uPVC window to front. Alcove space in chimney breast with oak mantle over. Radiator. Half decorative paneled wall.

Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers with solid wood working surfaces over incorporating double porcelain sink. Range sized cooker with gas 6 hobs, double oven and grill with extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine and dryer. Flat panel tall radiator. Three uPVC windows to rear. Tiled flooring.

Pantry with fitted shelving and also housing the 'Valliant' gas combi boiler.

First Floor Landing

uPVC window to side. Glass balustrade. Loft access to fully boarded loft with pull down ladders and Velux window.

Bedroom One

With two uPVC windows to front. Two radiators. Built in wardrobes and built in over stairs storage cupboard. Dressing area with fitted base units and surface over.

Bedroom Two

uPVC window to rear. Radiator.



Buxton - 0129827524



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Accommodation

Bathroom

Fitted with a modern and matching three piece suite comprising: Paneled bath with waterfall shower head over and hand held shower with mermaid boarded walls and glass shower screen, vanity wash hand basin with storage below and concealed cistern WC. uPVC window to side. Heated towel rail. Oak flooring. Extractor fan.

Outside

To the front of the property is a garden laid with artificial turf and paved patio seating area. To the side of the property is a shared driveway with the neighboring property, providing off road parking and to the rear of the property is an enclosed garden laid with Indian stone paved patio flags with raised seating area.

FREEHOLD

EPC: C

HPBC: 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.

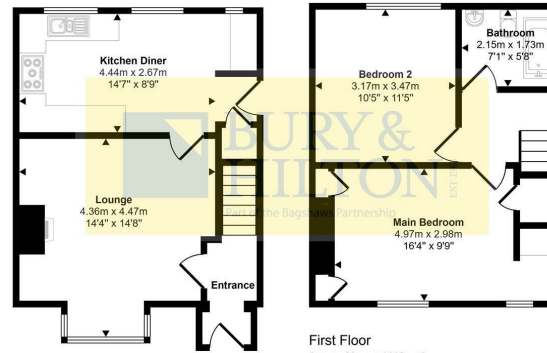
Broadband Connectivity

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.

Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 36 sq m / 386 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			86
(81-91) B			
(69-80) C		72	
(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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