



8 Ashbourne Road
Buxton



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

8 Ashbourne Road

Buxton

Derbyshire, SK17 9RN



Bury and Hilton are delighted to offer for sale this well presented, extended, three bedroomed end terrace property, which is well presented throughout and has been well maintained by the current vendors.

Set on the outskirts of Buxton yet well within reachable distance to amenities and the town itself. Accommodation in brief comprises: Kitchen, lounge, hallway and shower room to the ground floor

Offers In The Region Of £249,500



Leek - 01538 383344



leek@buryandhilton.co.uk

Kitchen

14'1 x 8'3

Fitted with a modern range of contrasting wall and base units with drawers and Quartz work surface over and matching splashbacks incorporating stainless steel sink with mixer tap over and drainer. Counter top lighting. Integrated fridge freezer, dishwasher and washing machine. Eye level oven and grill. Electric hob. Breakfast bar seating area. Upvc window, Upvc Stable style door. Good sized Pantry storage space housing domestic meters. Radiator.

Lounge

16'8 x 15'3

Upvc window to side and Upvc patio doors leading onto the garden. Electric fire with feature surround. Two radiators.

Hallway

Upvc door leading to outside. Radiator. Storage cupboard. Stairs off leading to first floor.

Shower Room

6'2 x 5'1

Fitted with a modern suite comprising: Vanity wash hand basin with storage below, wc and walk in shower with waterfall style shower head over and hand held shower also with sliding doors. Fully mermaid boarded walls. Upvc obscure glazed window. Heated towel rail. Extractor fan.

First Floor Landing

With doors leading to:

Bedroom One

15' x 8

Upvc window. Radiator. Storage cupboard housing the 'Alpha' gas combi boiler. Second storage cupboard over the stairs.

Bedroom Two

10'0 x 6'11

Upvc window. Radiator. Storage cupboard over the stairs.



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	62	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



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