



118 Sherwood Road
Buxton



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

118 Sherwood Road

Buxton

Derbyshire, SK17 9EX



3



1



2



C



acre(s)

Offers In The Region Of £250,000

Entrance Hallway

Spacious entrance hallway with front uPVC entrance door. uPVC window to side. Radiator. Stairs off leading to the first floor. Cupboard housing the domestic meters.

Dining area

uPVC window to front. Radiator. Gas fireplace with stone surround. Open plan onto:

Lounge

Double opening doors onto conservatory. Door onto kitchen.

Kitchen

Fitted with a range of wall and base units with drawers with working surface over incorporating one and a half bowl stainless steel sink with tiled wall splash backs. Integrated fridge freezer. Electric oven and four ring gas hob with extractor hood over. Space and plumbing for washing machine. uPVC door leading onto the rear garden. uPVC window to side. Radiator

Conservatory

uPVC construction with opening window and two roof light opening windows. Double sliding doors leading to the rear garden.

First Floor Landing

uPVC window to side. Loft access with pull down ladder. (please note, the 'Worcester' gas combi boiler is located in the loft space)

Bedroom One

uPVC window to front. Radiator

Bedroom Two

uPVC window to rear. Radiator.



Buxton - 0129827524



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BURY & HILTON



Accommodation

Bedroom Three

uPVC window to front. Radiator.

Bathroom

Fitted with a suite comprising: Paneled bath, wash hand basin and WC. Heated towel rail. uPVC window to rear. Tiled walls. Airing cupboard storage with shelving.

Outside

The front of the property has gated access, with steps leading down to the front. The front garden is planted with various plants and shrubs. Gated access leads to the rear of the property.

To the rear of the property there is a south east facing, split level garden with patio area housing the timber shed and green house to the first level with steps leading to the lower level which is laid with lawn and well stocked flower bed borders.

Gate to the rear of the garden which leads onto open fields.

Timber fencing clearly making the boundaries with stone wall the bottom boundary.

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.



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	70	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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