



13 Derwent Road  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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# 13 Derwent Road Buxton Derbyshire, SK17 9HD



Bury and Hilton are delighted to offer for sale this immaculately presented, deceptively spacious, three bedroomed semi detached family home which is located in a popular residential area close to town and all amenities.

Accommodation in brief comprises: Entrance hallway, wc, dining room, lounge, utility, and kitchen to the ground floor with three well-proportioned bedroom and family bathroom to the first floor.

## Offers In The Region Of £269,500

Buxton - 0129827524

[buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

### Entrance Hallway

With uPVC entrance door. Laminate flooring. Radiator. Stairs off leading to first floor.

### Cloakroom

uPVC window to rear. Two in one WC with wash hand basin. Half tiled walls with one wall with wooden feature panelling. Heated towel rail. Tiled flooring.

### Dining Room

Open plan with archway from the hallway. uPVC window to front. Colum style radiator. One wall with wooden feature panelling. Laminate flooring.

### Lounge

uPVC window to front. Radiator. Freestanding multi burner stove with stone hearth and brick slip surround with wooden mantle over. Fitted Tv unit with cupboard below. Laminate flooring. Panelled wall.

### Utility

uPVC window to rear. Space and plumbing for washing machine and tumble dryer with work surface over with wall cupboard. Laminate flooring.

### Kitchen

Fitted with a matching range of shaker style wall and base units with drawers and work surface over incorporating sink with drainer and mixer tap over. Tiled splashbacks. Space for fridge freezer. Integrated dishwasher. Four ring gas hob with electric oven below and extractor hood over. uPVC window to rear and uPVC door leading onto rear garden. Laminate flooring. Radiator. Under cabinet lighting.

### First Floor Landing

uPVC window to side. Loft access with pull down ladder and boarded. Doors to:

### Bedroom One

uPVC window to front. Radiator. Built in open fronted fitted wardrobes with hanging space and shelving. Built in dressing table with shelving, drawers and mirror. Panelled wall with picture shelf.

### Bedroom Two

uPVC window to front. Column style radiator. Built in wardrobes and drawers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Agents Notes

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