



13 Burlow Road  
Buxton



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**13 Burlow Road**  
Buxton  
Derbyshire, SK17 9HZ



**Offers In The Region Of**  
**£179,950**

**Entrance Hall**

Upvc front door leading to entrance hall. With stairs to the first floor. Radiator.

**Lounge**

Upvc bay window to front. Radiator. Log burning stove with feature surround.

**Kitchen Diner**

Fitted with matching range of wall and base units, with drawers and work surfaces over including an inset stainless steel sink with drainer and mixer tap, integrated double oven, an integrated gas hob with extractor over and an integrated fridge freezer, plus space for a washing machine and a dishwasher. Useful understairs cupboard. uPVC part double glazed stable door to the side leading to rear garden, two uPVC double glazed windows to the rear and a wall mounted radiator.

**First floor landing**

UPVC double glazed window to the side and doors to:

**Bedroom**

Upvc window to front. Radiator. Built in wardrobe.

**Bedroom**

Upvc window to rear. Radiator.



Buxton - 0129827524



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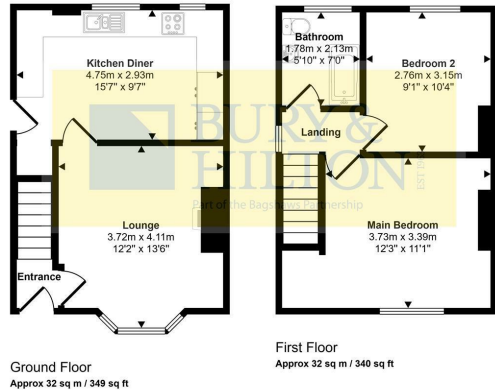






| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          | <b>65</b> | <b>78</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Approx Gross Internal Area  
64 sq m / 688 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.

## Accommodation

### Bathroom

Recently installed three piece suite comprising: panelled bath with shower over and hand held shower, wash hand basin with mixer tap in a vanity unit and wc. Heated towel rail, a uPVC double glazed window with frosted glass to front, downlights and extractor fan.

### Outside

To the front of the property there is a driveway to the front suitable for one vehicle and gated side access to the enclosed rear garden which includes a artificial lawned area and further decked seating area.

HPBC- B

EPC- D

Freehold

### 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.

### 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.

### 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.

### 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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