



17 Windsor Road  
Buxton



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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**17 Windsor Road**  
Buxton  
Derbyshire, SK17 7NS



**Offers In The Region Of**  
**£249,950**

**Entrance Hallway**

Partially glazed Upvc entrance door. Central heating radiator. Limed oak effect lino flooring. Paneled walls. Latched timber inner door through to:

**Kitchen**

Fitted with a range of modern cream gloss fronted base and eye level units with square edged wood effect fitted working surfaces. Incorporating a square stainless steel sink with mixer tap over. Tiled splash backs. Feature red brick arched chimney recess with ornate decorative shelf and housing a four electric induction hob and integrated oven with extractor fan over. Integrated dishwasher. Space for free standing fridge freezer. Restored stone flagged flooring. Upvc double glazed window to rear. Central heating radiator. Stair case to first floor. Square opening through to the lounge.

**Lounge**

Upvc double glazed window to front. Central heating radiator. Feature red brick arched recess housing a free standing multi fuel burning stove with quarry tiled hearth.

**Rear Porch**

Half glazed Upvc door to side leading to the rear garden. Central heating radiator. Laminate flooring. Central heating radiator. Door to cellar.

**Wc/ Utility**

Fitted with a dual flush wc and pedestal wash hand basin. Half timber painted panelled walls. Obscure glazed Upvc window to side. Plumbing for automatic washing machine.

**Lower Ground Floor- Cellar**

A useful storage space with light, power, domestic meters and window to front.

**First Floor Landing**

Central heating radiator. Doors off. Stair case to second floor.

**Bathroom**

Fitted with a modern and matching three piece suite comprising: P shaped paneled bath with shower screen and waterfall shower head over with hand held shower over. Wash hand basin with vanity storage below and Wc. Heated towel rail, mermaid boarded walls. Extractor fan, Upvc window to side. Fitted cupboard housing the 'Ideal' gas combination boiler.

**Bedroom**

Upvc double glazed window to rear. Central heating radiator. Two fitted wardrobes.



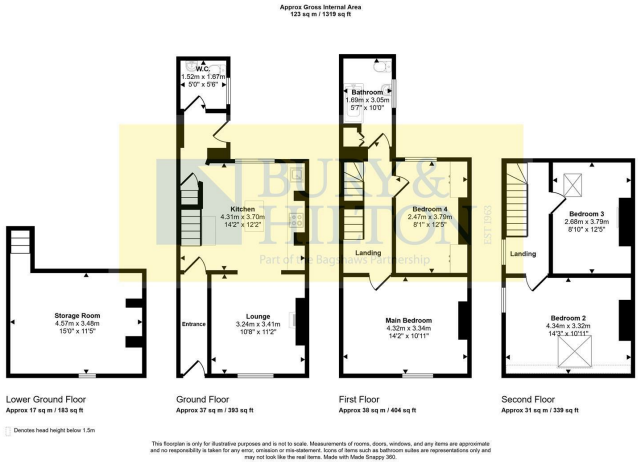
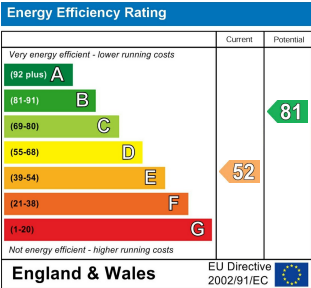
Buxton - 0129827524



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# Accommodation

- Bedroom**  
Upvc double glazed window to front with open views. Central heating radiator.
- Second Floor Landing**  
Upvc double glazed window to side. Access to loft void. Doors off,
- Bedroom**  
Velux roof window to rear. Central heating radiator. Original cast iron decorative fireplace.
- Bedroom**  
Large velux roof window to front. Upvc double glazed window to side. Central heating radiator.
- Outside**  
Steps lead up to the front of the property with a small forecourt garden area. To the rear of the house is a flagged patio with small brick built storage area. Steps lead up to a second flagged patio with small rockery garden and walled floral borders and access gate to side path.

HPBC- Band B  
Epc- E  
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.

**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.

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