



8 Ashbourne Road
Buxton



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

8 Ashbourne Road

Buxton

Derbyshire, SK17 9RN



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Offers In The Region Of
£249,500

Kitchen

Fitted with a modern range of contrasting wall and base units with drawers and Quartz worksurface 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

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

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

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

Bedroom Two

Upvc window. Radiator. Storage cupboard over the stairs.



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Accommodation

Bedroom Three

Upvc window. Radiator.

Outside

The property is access via a gated driveway which provides off road parking for vehicles and further block paved searing area. Access to the back of the property down the side to the house leads to an enclosed garden laid mainly with lawn and mature boarders with shrubs and bushes.

Workshop

With power and lighting. Side entrance door. Window to side.

FREEHOLD

EPC-D

HPBC-C

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

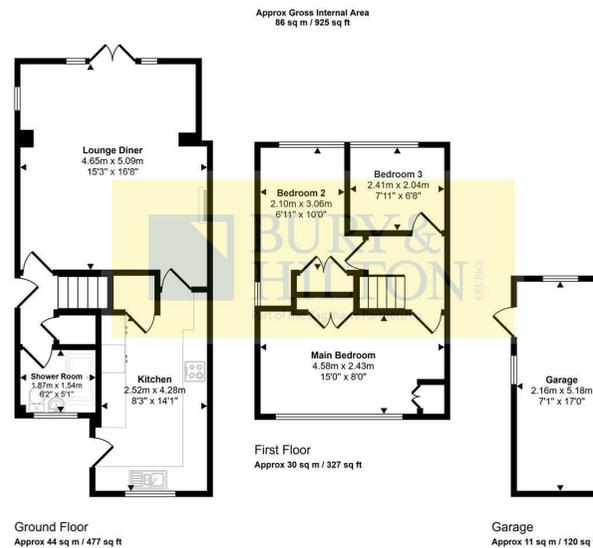
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

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			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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