



13 Derwent Road  
Buxton



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Part of the Bagshaws Partnership

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  
£264,000

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**

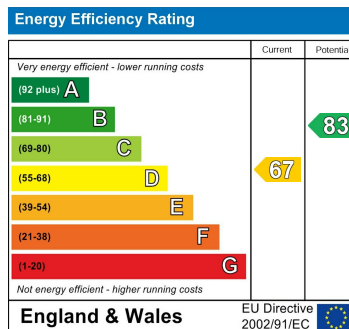
uPVC window to side. Loft access with pull down ladder and boarded. Doors to:

**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.



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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

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

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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