



55 Sherwood Road
Buxton



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

55 Sherwood Road
Buxton
Derbyshire, SK17 9EU



Bury and Hilton are delighted to offer for sale this immaculately presented two bedroomed semi detached home which has been refurbished and well maintained by the current vendors to a fantastic standard. The property is situated in a sought after residential area which is close to town and all amenities.

Accommodation in brief comprises: Entrance hallway, lounge and kitchen diner to the ground floor

Offers In The Region Of
£229,950

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Entrance Hallway

With front uPVC entrance door. Built in shoe storage cupboards and coat hanging space. Laminate flooring. Flat panel tall radiator. Stairs off to first floor.

Lounge

With box bay uPVC window to front. Alcove space in chimney breast with oak mantle over. Radiator. Half decorative paneled wall.

Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers with solid wood working surfaces over incorporating double porcelain sink. Range sized cooker with gas 6 hobs, double oven and grill with extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine and dryer. Flat panel tall radiator. Three uPVC windows to rear. Tiled flooring. Pantry with fitted shelving and also housing the 'Valiant' gas combi boiler.

First Floor Landing

uPVC window to side. Glass balustrade. Loft access to fully boarded loft with pull down ladders and Velux window.

Bedroom One

With two uPVC windows to front. Two radiators. Built in wardrobes and built in over stairs storage cupboard. Dressing area with fitted base units and surface over.

Bedroom Two

uPVC window to rear. Radiator.

Bathroom

Fitted with a modern and matching three piece suite comprising: Paneled bath with waterfall shower head over and hand held shower with mermaid boarded walls and glass shower screen, vanity wash hand basin with storage below and concealed cistern WC. uPVC window to side. Heated towel rail. Oak flooring. Extractor fan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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