



Granna Cottage Montpelier

Plot 10



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

Granna Cottage Montpelier Place

Buxton


Derbyshire, SK17 7EJ



Bury and Hilton are delighted to offer for sale this 3/4 bedroomed detached period property, dating back over 200 years which is quietly tucked away on this no through route within easy reach of the surrounding countryside, High Peak Golf Course and Buxton town center and all its amenities. With gas fired central heating and uPVC double glazing throughout with numerous character features.

Offers In The Region Of

£375,000

 Buxton - 0129827524

 buxtonhomes@buryandhilton.co.uk

Entrance Porch

With front uPVC entrance door. Tiled flooring. Radiator. Doors off leading to:

Shower Room

Fitted with wash hand basin, wc and shower cubical with electric shower over. uPVC window to front. Radiator. Tiled flooring.

Store Room

Tiled flooring. Radiator. Wall mounted 'Worcester' gas combi boiler.

Kitchen Diner

Fitted with a range of wall and base units with drawers and working surface over incorporating one and a half bowl sink with mixer tap over. Integrated eye level oven with electric hob and extractor hood over. Tiled splash backs. Space for undercounter appliances including dishwasher. With space for dining table. Two uPVC windows to front and uPVC window to rear. Radiator. Cupboard housing the domestic meters. Good sized pantry storage cupboard. Stairs off leading to the first floor.

Lounge

With two uPVC windows to front and uPVC window to rear. Two radiators. Freestanding multi fuel burning stove with exposed red brick surround and tiled hearth. Alcove shelving.

Utility Room

Fitted with a range of base units with undercounter appliance space with working surface over incorporating double corner sink unit. Tiled splashbacks. uPVC window to side and rear. Radiator. Built in storage cupboard.

Reception Room

two uPVC windows to front. Radiator. Fitted shelving.

Reception Room / Bedroom Four

uPVC window to front. Radiator. Electric fire with surround. Painted exposed wooden ceiling beams.

Rear Porch

With half brick and half uPVC walls. uPVC door leading onto the rear garden.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(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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