



63 Queens Road  
Buxton



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Part of the Bagshaws Partnership

**63 Queens Road**  
Buxton  
Derbyshire, SK17 7ER



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acre(s)

**Asking Price**  
**£229,950**

**Entrance Hallway**

Upvc door to front and Upvc double glazed windows to front and side. Light. Inner door through to:

**Lounge**

Upvc double glazed square bay window to front. Central heating radiator. Living flame effect gas fire on tiled hearth and insert with timber surround.

**Kitchen Diner**

Fitted with a modern kitchen installed in 2023 with a matching range of navy wall and base units with drawers and wood effect work surface over incorporating one and a half bowl sink with mixer tap and drainer. Range sized electric cooker with five ring hob, double oven and grill with extractor hood over. Integrated slimline dishwasher and wine cooler. Space for fridge freezer with space and plumbing for washing machine. Upvc window to side and rear with Upvc door leading onto rear yard. Space for dining table with door to cellars and inner hallway. Radiator. Vinyl tile effect flooring.

**Lower Ground Floor- Cellar**

A useful storage space with power and light. Gas meter.

**Inner Hallway**

Upvc double glazed window to rear. Central heating radiator. Staircase to first floor.

**First Floor Landing**

Doors off. Access to loft space. Pull down ladder.

**Bedroom One**

Two Upvc double glazed windows to front. Central heating radiator. Wall to wall fitted wardrobes with over head storage cupboards and dressing table area.



Buxton - 0129827524



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# Accommodation

## Bedroom Two

Upvc double glazed window to rear. Central heating radiator. Large built in storage cupboard with shelving and housing the 'Alpha' gas combination boiler. Built in single storage cupboard.

## Bedroom Three

Upvc double glazed window to front. Central heating radiator.

## Bedroom Four

Upvc window to rear. Central heating radiator.

## Bathroom

Fitted with a three piece suite to comprise: Panelled bath with mixer tap and shower head over and fitted shower screen. Tiled splash backs. Pedestal wash hand basin and low level wc. Lino flooring.

## Outside

To the front of the property is a flagged driveway to provide off road parking. The rear is an enclosed garden laid with artificial grass and raised borders with timber fencing to the boundaries. Gated access from the rear of the property.

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

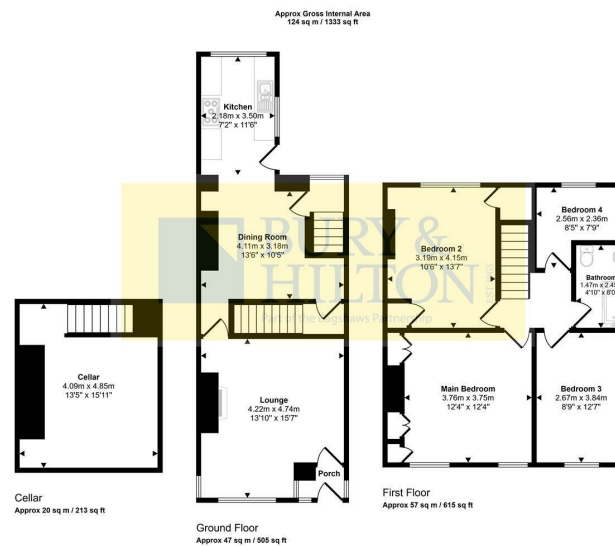
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## 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 Maple Energy 260.

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