



7 Ashbourne Road  
Buxton



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

# 7 Ashbourne Road

## Buxton

### Derbyshire, SK17 9RN



Bury and Hilton are delighted to offer this light and spacious three bedrooomed mid terrace property, which is well presented throughout. Located on the outskirts of Buxton in the popular area of Harpur Hill, this property is well within reachable distance to all amenities. Accommodation in brief comprises: Utility/Porch Kitchen, lounge, hallway and bathroom room to

**Offers In The Region Of  
£249,950**

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

#### Utility/ Rear Porch

Upvc door to rear and Upvc windows to both sides and rear. Counter top with space and plumbing below for washing machine and tumble dryer. Laminate flooring.

#### Kitchen

Fitted with a matching range of wall and base units with drawers and worksurface over incorporating one and half bowl stainless steel sink with mixer tap and drainer and tiled splashbacks. Space for fridge freezer, dishwasher and gas cooker with extractor hood over. Radiator. Tiled flooring. Wall cupboard housing the 'Valliant' gas combi boiler.

#### Lounge

Upvc window to front with inner secondary glazing and Upvc front entrance door. Radiator.

#### Hallway

Stairs off leading to the first floor. Radiator. Double storage cupboard.

#### Bathroom

Fitted with a suite comprising: Panelled bath with electric wall mounted shower over, wash hand basing and wc. Upvc window to rear. Radiator. Fully tiled walls.

#### First Floor Landing

Loft access with pull down ladder and light. Partially boarded.

#### Bedroom One

Upvc window to rear. Radiator.

#### En Suite

With wash hand basin, Wc and fully tiled walk in shower with sliding doors. Upvc window to rear. Radiator.

#### Bedroom Two

Upvc window to front with inner secondary glazing. Radiator.

#### Bedroom Three

Upvc window to front with inner secondary glazing. Radiator.

#### 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		
(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

17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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#### Offices in:

Ashbourne	01335 342201
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