



 BURY & HILTON



124 Victoria Park Road  
Buxton



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



124 Victoria Park Road

Buxton

Derbyshire, SK17 7PD



Bury and Hilton are delighted to offer for sale this three bedroomed end of terrace property, located in a popular residential area which sits on a good sized corner plot with ample off road parking, enclosed rear garden and large detached double garage with log burning stove. Well maintained by the current vendor throughout, accommodation briefly comprises: Lounge and kitchen diner to the ground floor with three bedrooms and family bathroom to the first floor.

## Offers In The Region Of £220,000



Buxton - 0129827524



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### Lounge

With Upvc front door to front and Upvc window to front and side. Stairs off leading to first floor landing. Decorative divider with lighting. Bamboo wooden flooring. Two radiators. Wall mounted 'Logic' gas combi boiler under the stairs. Double doors leading to:

### Kitchen diner

Fitted with a modern and matching range of all and base units with drawers with wooden work surface over incorporating sink with drainer and mixer tap over. Electric hob with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Breakfast bar seating space. Upvc window to rear and sliding patio doors onto rear garden. Bamboo wooden flooring. Radiator.

### First Floor Landing

With glass balustrade. Upvc window to side. Large built in storage cupboard. Upvc window to side. Metal fixed ladder leading to loft room.

### Bedroom

Upvc window to rear. Radiator

### Bedroom

Upvc window to front. Radiator

### Bedroom

Upvc window to front. Radiator. Built in raised single cabin bed.

### Bathroom

Fitted with a modern and matching suite comprising: Paneled bath with wall mounted shower over and shower screen. Wc and wash hand basin. Upvc window to rear. Radiator. Fully tiled walls.

### Loft Room

With two velux style windows to rear. Built in drawers and further hanging space and eaves storage. Two radiators.



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		

## 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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