



7 Ashbourne Road  
Buxton



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

## 7 Ashbourne Road

Buxton

Derbyshire, SK17 9RN



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### Offers In The Region Of

£244,950

#### 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: Paneled 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.



BURY & HILTON



BURY & HILTON



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





# Accommodation

**Bedroom Two**  
Upvc window to front with inner secondary glazing. Radiator.

**Bedroom Three**  
Upvc window to front with inner secondary glazing. Radiator.

**Outside**  
To the front of the property is a lawned garden with mature borders with an array of plants and shrubs with decking area. To the rear of the property is a driveway providing off road parking with access to the garage. A pathway leads to the rear door with lawned garden to the side and paved seating area with raised flower bed.

**Garage**  
With up and over door to front.

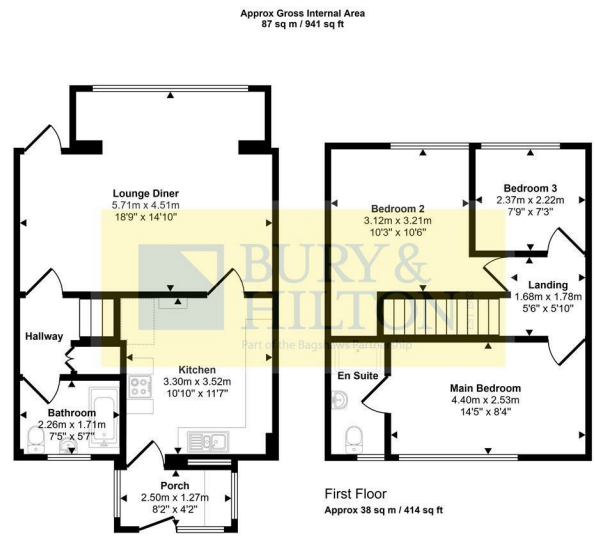
FREEHOLD  
EPC - C  
HPBC - C

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(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	

Ground Floor  
Approx 49 sq m / 527 sq ft

Denotes head height below 1.5m

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 Made Snappy 360.

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17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

**Part of the Bagshaws Partnership**



**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
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Uttoxeter	01889 562811

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