



1 Norwood Main Street  
Chelmorton, Nr Buxton



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



## 1 Norwood Main Street

Chelmorton, Nr Buxton  
Derbyshire, SK17 9SL



Offers In The Region Of  
£325,000

### Entrance Hallway

Front entrance door. Tiled flooring. Inner door leading to:

### Inner Hallway

Stairs off leading to first floor. Picture rail. Decorative archway.

### Sitting Room

Upvc window to front. Two radiators. Picture rail. Multi fuel burning stove.

### Lounge

Upvc window to side and rear. Radiator. Multi fuel burning stove.

### Fitted Kitchen

Fitted with a range of wall and base units with drawers and worksurface over incorporating ceramic one and a half bowl inset sink and tiled splash backs. Space and plumbing for washing machine and dishwasher. Space for electric cooker and extractor hood over. Space for fridge freezer. Tiled flooring. Wooden stable door leading to rear garden. Two Upvc windows to side and one to rear.

### Lower Ground Floor- Cellar.

With power and lighting. Upvc window to front. Window to side. Fitted shelving.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





# Accommodation

## First Floor Landing

Velux style window. Folding door with stairs off leading to loft room.

## Bedroom

Upvc window to rear. Radiator. Picture rail. Decorative fire surround.

## Bathroom

Fitted with a three piece suite comprising: Wc, wash hand basin and bath with shower fixtures over and wall mounted electric shower. Half wooden panelled walls. Extractor fan. Wooden flooring. Heated towel rail. Upvc window to rear.

## Bedroom

Upvc window to front. Radiator. Built in storage/ airing cupboard housing the hot water cylinder.

## Bedroom

Upvc window to front. Radiator.

## Second Floor- Loft Room

Velux style window. Eaves storage cupboards with access to the water tank.

## Outside

Stone built outbuildings.

Outhouse 1- 9'7 x 5'5- Window to side. Power and lighting.

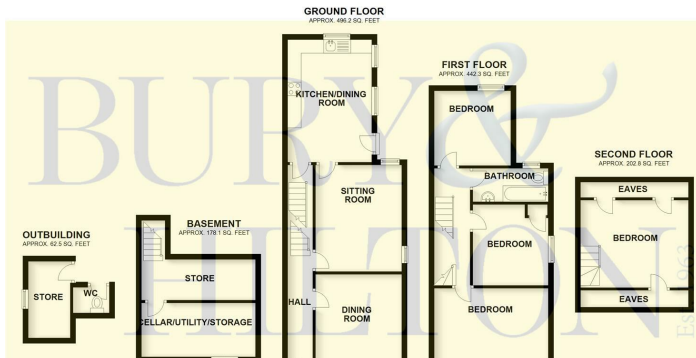
Outside WC- 4'6 x 3'8- Outside Wc, with one and a half bowl ceramic sink with cold water feed only. Outside tap.


To the rear of the property is an enclosed garden laid with patio and graveled areas. Oil tank. Gated access from the rear of the property leads via a pathway to the front which is laid mainly to lawn with mature shrubs and steps leading to the front entrance door.

FREEHOLD

EPC- F

DERBYSHIRE DALES- BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		23	
(1-20) <b>G</b>			
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.





Part of the Bagshaws Partnership

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**



Land · Property · Livestock

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | propertymark

