



63 Queens Road  
Buxton



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



# 63 Queens Road Buxton Derbyshire, SK17 7ER



Bury and Hilton are delighted to offer for sale this deceptively spacious FOUR bedroomed stone built mid terraced property located in a well established and popular residential location within easy reach to town and all amenities. The current vendors have had works done to the property including full rewire in 2020, new Upvc windows and doors installed in 2021, and a new kitchen in 2023.

## Asking Price £229,950



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

### 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 worksurface 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. Vinal 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.

### 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.



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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



### Offices in:

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