



118 Sherwood Road
Buxton



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

118 Sherwood Road
Buxton
Derbyshire, SK17 9EX



Bury and Hilton are delighted to offer for sale this three bedroomed end of terrace property, conveniently located in a popular residential area which is close to town and amenities whilst enjoying a beautiful open aspect outlook over fields to the rear.

Accommodation in brief comprises: Entrance hallway, Dining area which opens onto the lounge

Offers In The Region Of
£250,000

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Entrance Hallway

Spacious entrance hallway with front uPVC entrance door. uPVC window to side. Radiator. Stairs off leading to the first floor. Cupboard housing the domestic meters.

Dining area

11'6 x 10'0
uPVC window to front. Radiator. Gas fireplace with stone surround. Open plan onto:

Lounge

14'5 x 11'4
Double opening doors onto conservatory. Door onto kitchen.

Kitchen

12'4 x 6'3
Fitted with a range of wall and base units with drawers with working surface over incorporating one and a half bowl stainless steel sink with tiled wall splash backs. Integrated fridge freezer. Electric oven and four ring gas hob with extractor hood over. Space and plumbing for washing machine. uPVC door leading onto the rear garden. uPVC window to side. Radiator

Conservatory

11'7 x 10'2
uPVC construction with opening window and two roof light opening windows. Double sliding doors leading to the rear garden.

First Floor Landing

uPVC window to side. Loft access with pull down ladder. (please note, the 'Worcester' gas combi boiler is located in the loft space)

Bedroom One

13'8 x 9'5
uPVC window to front. Radiator

Bedroom Two

11'1 x 10'10
uPVC window to rear. 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		
	70	82
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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