



21 Sheraton Way
Buxton



**BURY &
HILTON**
EST 1963

Part of the Bagshaws Partnership

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

21 Sheraton Way
Buxton
Derbyshire, SK17 6FA



Offers In The Region Of
£230,000

Entrance Hallway

Upvc front entrance door. Radiator. Laminate flooring. Electricity fuse box and burglar alarm control.

Kitchen

Fitted with a range of wall and base units with drawers with worksurface over incorporating stainless steel sink with mixer tap over and drainer with tiled splashbacks. Gas hob with electric oven and extractor hood over. Space for fridge freezer and space and plumbing for washing machine. Wall mounted 'Potterton' gas combi boiler. Upvc window to front.

Lounge Diner

With electric fire place with feature surround. Upvc window and door to the rear. Stairs off leading to first floor.

First Floor Landing

With doors to:

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to front. Radiator. Loft access- pull down loft ladder to partially boarded loft with light.

Shower Room

Modern shower room, fitted with walk in shower with wall mounted waterfall style shower head and hand held shower, WC and wash hand basin with vanity storage below. Heated towel rail. Upvc window to front. Large built in storage cupboard. Tiled and mermaid boarded walls.




Buxton - 0129827524

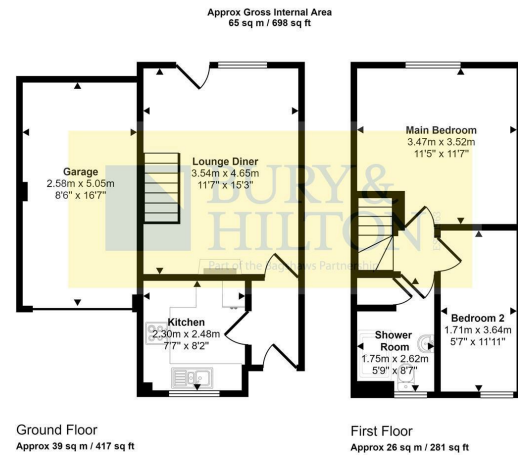


buxtonhomes@buryandhilton.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

Accommodation

Outside

To the front of the property is a driveway to provide off road parking with further lawned garden and flagged pathway leading to the front door. Gated side path with access to the rear. To the rear of the property is a low maintenance enclosed garden, which has different levels with steps leading to each, laid with flags and graveled areas with an array of shrubs and plants.

Garage

With electric remote controlled up and over door to front. Power and lighting.

FREEHOLD

EPC- ORDERED

HPBC- BAND 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.

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.

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.

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.

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17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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