



Burlow Road, Buxton, SK17 9PN

welcome to

Burlow Road, Buxton

A semi detached bungalow located close to The Peak District National Park! The property sits within a prominent corner plot and offers entrance hall, conservatory, sitting room, dining kitchen, two bedrooms and bathroom/wc. Lovely private rear gardens with farmland views adjacent. Driveway.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Conservatory

6' 6" x 6' (1.98m x 1.83m)

With full height double glazed windows to two sides and entrance door which opens into the gardens. Stone tiled floor.

Dining Kitchen

15' 7" x 8' 9" (4.75m x 2.67m)

A comprehensive range of base and wall units with high gloss white doors and roll edged wood effect work surfaces with an inset 1 1/4 bowl stainless steel sink unit and mixer tap. Ceramic tiled splashback. Built in appliances include a Neff 4 ring ceramic hob with Bosch cooker hood above and Hotpoint double electric ovens adjacent. Space and plumbing for an automatic washing machine and standing space for a larger fridge/freezer. A wall mounted Alpha mains gas fired boiler provides central heating and hot water. A double glazed UPVC door with double glazed window adjacent leading to the entrance porch.

To the rear of the dining area has a double glazed window with radiator beneath. Recess ceiling spotlights.

Sitting Room

12' 1" x 15' 6" (3.68m x 4.72m)

A delightful dual aspect room which has double French doors which open onto the beautifully landscaped and enclosed gardens. Feature fireplace with point for a electric fire. Radiator and wall light points.

Entrance Hall

With double glazed UPVC entrance door.

L Shaped Bedroom One

11' 7" x 10' plus 5' 2" x 4' 7" (3.53m x 3.05m plus 5' 2" x 4' 7")

A beautifully light room with double glazed windows to the side and double glazed French doors which open out onto the gravelled courtyard. Radiator.

Bedroom Two

7' 8" x 10' 6" max or irregular shaped room (2.34m x 3.20m max or irregular shaped room)

With side facing double glazed window and radiator beneath. Access to a roof space.

Bathroom

7' x 5' 10" (2.13m x 1.78m)

A white and chrome suite including panelled bath with Trevi thermostatic shower, pedestal wash hand basin, wc and bidet. Fully ceramic tiled in shades which complement the suite, central heated towel rail and extractor fan. Shaver point and double glazed translucent window.

Gardens

The property occupies prominent corner gardens which are very well enclosed and private. The lane adjacent provides vehicular access to a parking space to the rear of the property which has garage access. Pathways encircle the property which has beautifully landscaped gardens with well stocked herbaceous borders and specimen trees. A large gravelled courtyard and pathway access to Burlow Road.

The property is substantially constructed and enjoys delightful views of farmland to the rear. Continently situated close to the Peak District National Park and a wide range of facilities and amenities with Buxton Spa Town.



view this property online bagshawsresidential.co.uk/Property/ABN105530



welcome to

BurLOW Road, Buxton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ** Starting Bid £165,000 ** Auction Date - 17th August **
- Semi Detached Bungalow

Tenure: Freehold EPC Rating: C

guide price

£165,000



view this property online [bagshawsresidential.co.uk/Property/ABN105530](https://www.bagshawsresidential.co.uk/Property/ABN105530)

Please note the marker reflects the postcode not the actual property



Property Ref:
ABN105530 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk