

109 Spring Gardens

Buxton

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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109 Spring Gardens

Buxton
Derbyshire
SK17 6BX

Bury and Hilton are delighted to offer this deceptively spacious and truly unique property to the market. Offered for sale with no onward chain for the first time in over 60 years.

Town centrally located, this property is situated within walking distance to town and all amenities including shops, transport links and food and beverage establishments.

This stone built end of terrace cottage dates back to the late 1600s and is full of history, character and charm including original fireplaces and exposed wooden beams.

During the early 18th century the property was an ale house known as the Bridge Inn and then more recently known as Laburnum Cottage in the late 1800s. Records show that the property had also been a basket makers. The property had been owned by the Duke of Devonshire until sold in approx. the 1900's.

Although in need of modernization, this property presents a fabulous opportunity for buyers with larger than average spacious accommodation comprising: Lounge, sitting room, dining room, kitchen, rear porch and boiler room to the ground floor with three bedrooms, one en-suite, bathroom and separate WC to the first floor.

Externally the property has a small garden to the front and a further yard to the rear with brick built outhouse.

Benefitting from gas central heating.

Viewing is highly recommended.

Offers In The Region Of £196,950

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Sitting Room
Front entrance door. Window to front with window seat. Original cast iron open fire place with tiled surround. Picture rail and dado rail Exposed wooden beams. Shelving. Radiator.

Living Room
Window to front. Radiator. Picture rail and dado rail. Original cast iron fire place with feature surround and tiled hearth.

Inner Hall
Fitted storage cupboard. Stairs off leading to first floor.

Dining Room
Two windows to rear. Radiator. Stone built fire place. Original built in storage cupboard.

Boiler Room
Window to side. Wall mounted 'Alpha' combi boiler.

Kitchen
Fitted with a matching range of wall and base units with drawers and worksurface over incorporating stainless steel sink with drainer. Gas cooker with grill and oven. Space for under counter appliances. Tiled splashbacks.

Rear Porch
Rear entrance door. Tiled flooring.

First Floor Landing
Stained glass window to side and velux style roof window.

Wc
Window to side. Wc. Lino flooring.

Bedroom
Two windows to front. Radiator. Picture rail. Storage cupboard with hanging space. Original cast iron fire place.

Inner Landing

Bathroom
Fitted with a matching suite comprising: Paneled bath with hand held shower attachment over, wash hand basin and fully tiled shower cubical with wall mounted shower over. Mermaid boarded walls with exposed stone feature. Two window to rear. Heated towel rail. Airing cupboard.

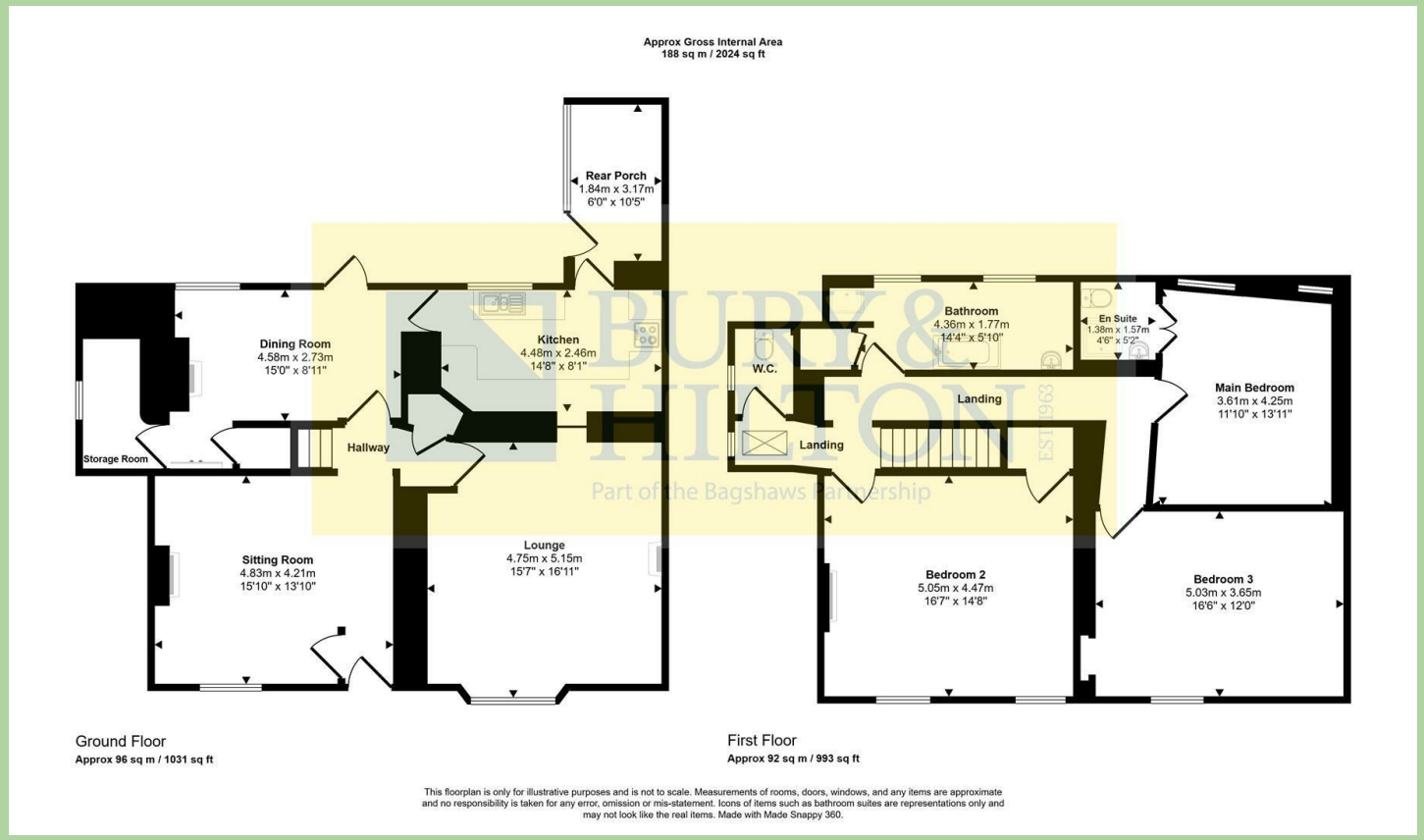
Bedroom
Two windows to rear. Radiator. Loft access with ladder.

En-Suite
Wc, wash hand basin and shower cubical with wall mounted shower over.

Bedroom
Window to front. Radiator.

Outside
To the front of the property is a small garden with gated access and flower beds. To the rear of the property is an bound graveled yard with brick built storage outhouse formally the outside WC.

FREEHOLD
EPC- D
HPBC- BAND C
PLEASE NOTE, THERE IS NO VEHICULAR ACCESS TO THE REAR OF THE PROPERTY, ONLY PEDESTRIAN



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.

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.

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.

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.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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BAGSHAWS EST 1871
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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