

Buxton House, 177 Buxton Road

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

Buxton House, 177 Buxton Road

Leek
ST13 6NF

The sale of Buxton House presents a fabulous opportunity to purchase a Grade II listed family residence dating back to the early 1800's, being a former townhouse of Joshua Brough partner in the Brough Nicholson Hall Mill.

Presented throughout to a high standard with many of the original features been retained including doors, tiled flooring, cornicing, decorative archways and feature sash windows.

Ideally situated on the outskirts of the town within easy walking distance of the town centre, local amenities and schools yet within easy commuting distance to the Peak District national park.

The property offers some some substantial accommodation that briefly comprises: Entrance Hallway, Living Room, Dining Room, large breakfast Kitchen with Utility Room off, Shower Room and Sun Room to the ground floor. Landing Area, Five Bedrooms, Study & Family Bathroom to the first floor.

The property enjoys a generous plot with a stone-paved path leading through lawned sections, with mature trees and shrubs adding greenery and privacy.

To the front, the garden is enclosed by a stone wall and decorative fencing, while a gravelled area provides off-road parking.

The grounds also include a wood store, a greenhouse, and a dedicated play area with a playhouse, making this a versatile outdoor space for family life.

Viewing of this character home must be viewed to be fully appreciated.

Offers In The Region Of £675,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Entrance Hallway
Minton tiled flooring. Stairs off. Radiator. Coving. Understairs storage.

Living Room
Log burner. Radiator. Coving,

Dining Room
Exposed wood floor. Radiator. Log burner. Coving.

Breakfast Kitchen
Range of fitted base storage units. Work-tops. Belfast sink unit. Range cooker. Radiator. Exposed wood flooring. Door to side. Pantry off. Spotlights. Access to:

Utility Room
Fitted range of storage units. Work-tops. Belfast sink unit with mixer tap. Spotlights. Integrated freezer.

Shower Room
Walk-in shower area. Heated towel rail. W.c. Wash basin. Tiled walls. Wood flooring. Spotlights.

Sun Room
Accessed externally. A great space to enjoy your garden. Tiled floor.

First Floor

Landing Areas
Coving. Access to:

Bedroom
Radiator. Built-in wardrobes.

Bedroom
Radiator.

Bedroom
Radiator.

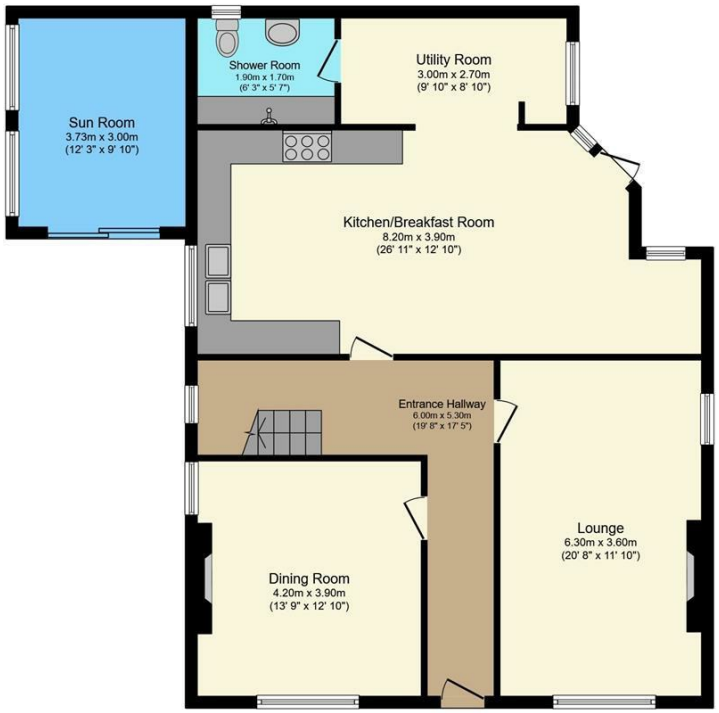
Bedroom
Radiator.

Bedroom
Radiator.

Study
Radiator.

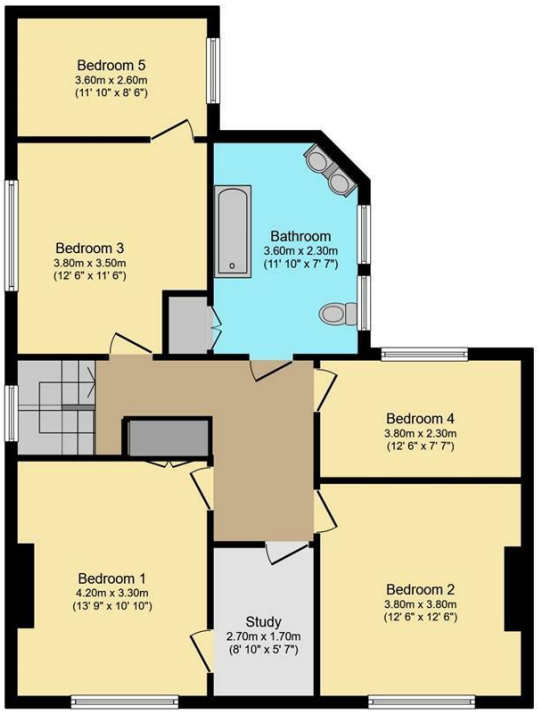
Family Bathroom
Feature roll top bath with mixer tap. His & Hers sink units. W.c. Heated towel rail.

Outside
The property enjoys a generous plot with a stone-paved path leading through lawned sections, with mature trees and shrubs adding greenery and privacy. To the front, the garden is enclosed by a stone wall and decorative fencing, while a gravelled area provides off-road parking. The grounds also include a wood store, a greenhouse, and a dedicated play area with a playhouse, making this a versatile outdoor space for family life.



Ground Floor

Floor area 125.3 sq.m. (1,349 sq.ft.) approx



First Floor

Floor area 84.9 sq.m. (914 sq.ft.) approx

Total floor area 210.2 sq.m. (2,263 sq.ft.) approx

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.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

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.

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.

BURY & HILTON EST 1963
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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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