



10 Dolby Road  
Harpur Hill, Buxton



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

**10 Dolby Road**  
Harpur Hill, Buxton  
Derbyshire, SK17 9PW



**Offers In The Region Of  
£259,000**

**Entrance Hallway**

Front upvc entrance door. Stairs to first floor.

**Lounge**

Upvc window to front. Radiator.

**Kitchen Diner**

Recently fitted with a range of wall and base units with drawers and worksurface over incorporating stainless steel sink with drainer. Electric hob and oven with extractor hood over. Wall cupboard housing the 'Alpha' gas boiler. Upvc window to front and rear. Radiator. Space for dining table and chairs.

**Rear Hallway**

Upvc back door. Useful understairs storage cupboard. Radiator.

**Downstairs WC**

Low level WC with dual flush. Upvc window to rear. Radiator.

**First Floor Landing**

Upvc window to rear. Radiator



Buxton - 0129827524



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# Accommodation

**Bedroom**  
Upvc window to front. Radiator.

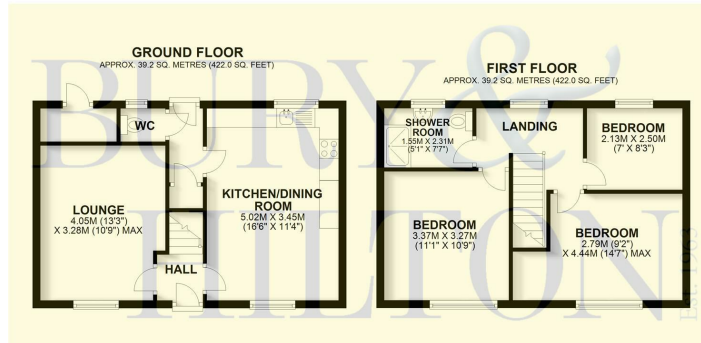
**Bedroom**  
Upvc window to front. Radiator.

**Bedroom**  
Upvc window to rear. Radiator.

**Shower Room**  
Recently installed shower room fitted with wash hand basin, low level WC with dual flush and walk in shower cubical with wall mounted shower over with black framed shower screen. Heated towel rail Upvc window to rear. Extractor fan.

**Outside**  
To the front of the property there is a tarmacked driveway to proved off road parking with further lawned garden. To the rear of the property is an larger than average lawned garden with patio seating area,

FREEHOLD  
EPC- D  
HPBC BAND- B



TOTAL AREA: APPROX. 78.4 SQ. METRES (843.9 SQ. FEET)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Agents Notes

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