



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.

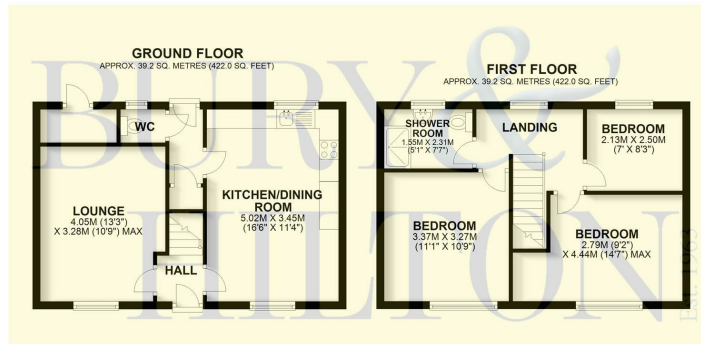
Bedroom
Upvc window to front. Radiator.

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.firstpropertyservices.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+)	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

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.



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