



32 Harris Road
Buxton



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

32 Harris Road
Buxton
Derbyshire, SK17 9JS



Offers In The Region Of
£265,000

Entrance Porch

Upvc front door. Upvc window to front. Radiator. Tiled flooring.

Hallway

Stairs to first floor. Karndean flooring. Radiator. Cupboard housing the electricity fuse box.

Living Room

Upvc window to front. Radiator.

Kitchen Diner

Fitted with a range of wall and base units with work surface over. One and half bowl stainless steel sink with mixer tap over. Space and plumbing for washing machine, space for tumble dryer, fridge freezer and gas cooker. Tiled splashbacks. Space for dining table. Two upvc windows to rear. Radiator.

Rear Porch

Two Upvc windows to side. Rear Upvc door.

First Floor Landing

Bedroom One

Upvc window to front. Radiator



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Accommodation

Bedroom Two
Upvc window to rear. Radiator

Bedroom Three
Upvc window to front. Radiator.

Family Bathroom
Fitted with a modern suite comprising panelled bath with waterfall wall mounted shower over with hand held shower also. Vanity wash hand basin with mixer tap and low level dual flush WC. Partially tiled walls. Karndean flooring. Extractor fan. Two Upvc obscure glazed windows to rear. Heated towel rail. Cupboard housing the 'Valiant' gas combination boiler.

Outside
To the front of the property is a tarmacked driveway to provide off road parking with further lawned area. To the rear of the property is a good sided garden laid mainly with lawn with flagged area.

Garage
With power and lighting. Up and over door to the front with access from the rear also.

EPC- D
FREEHOLD
HPBC- BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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