



12 West Road  
Buxton



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



**12 West Road**  
Buxton  
Derbyshire, SK17 6HF



**Offers In The Region Of**  
**£265,000**

**Entrance Porch**

Upvc front entrance door. Tiled flooring. Inner door leading too:

**Entrance Hallway**

Radiator. Two under stairs storage cupboards. (please note there is a trap door leading to the cellar in one cupboard) Exposed wooden floorboards. Stairs leading to first floor.

**Lounge**

Upvc bay window to front. Radiator. Original cast iron fireplace with tiled surround and stone hearth.

**Dining Room**

Upvc window to rear. Radiator. Exposed wooden floorboards.

**Kitchen**

Fitted with a matching range of wall and base units with drawers with wood effect worksurface over incorporating stainless steel sink with drainer. four ring gas hob with oven below and extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Tiled splashbacks. Upvc window to side and side door leading to the rear yard. Radiator.

**Lower Ground Floor- Cellar**

**First Floor Landing**



Buxton - 0129827524



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# Accommodation

## Bathroom

Fitted with a three piece suite comprising: Wash hand basin, wc and panelled bath with wall mounted shower over. Tiled flooring and partially tiled walls. Extractor. Radiator. Cupboard housing the Alpha boiler.

## Bedroom

Upvc window to rear. Radiator.

## Bedroom

Upvc window to front. Radiator.

## Second Floor Landing

Upvc window to rear.

## Bedroom

Upvc window to rear. Radiator.

## Bedroom

Upvc window to front. Radiator.

## Shower Room

Fitted with a corner shower with sliding doors, dual flush wc and wash hand basin. Tiled flooring.

## Outside

To the front of the property there is a forecourt garden whilst to the rear there is a yard with outside storage.

FREEHOLD

HPBC- C

EPC- D

\*Currently all bedrooms are tenanted, each bedroom is currently let out with further details available upon request.

(The property had previously been let out as a 5 bed HMO- with the dining room as the 5th bedroom.)

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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