



12 New High Street
Buxton



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

12 New High Street

Buxton

Derbyshire, SK17 7NH



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Offers In The Region Of

£160,000

Bury and Hilton are delighted to offer for sale this TWO bedrooed end of terrace property PLUS GREAT SIZED LOFT ROOM in a popular residential area of Buxton quietly tucked away on a cul-de-sac.

With accommodation briefly comprising: Lounge and Kitchen to the ground floor, with two bedrooms and shower room to the first floor and loft room to the second floor.

Externally the property has a small paved garden to the front with paved yard with two outhouses to the rear.

Benefitting from Upvc double glazing and Gas central heating. No onward chain. Viewing is highly recommended.

Lounge

Upvc window to front. Radiator. Electric fire with feature surround.

Kitchen

Fitted with a matching range of wall and base units with drawers and work surface over. Stainless steel sink with mixer tap over and drainer, Four ring electric hob with oven and grill. Space and plumbing for washing machine. Space for undercounter fridge. Wall cupboard housing the 'Alpha' Gas combi boiler. Upvc window to rear. Upvc door leading to rear. Space for dining table. Radiator. Stairs to first floor.



Buxton - 0129827524



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Accommodation

First Floor Landing

Upvc window to side. Radiator. Stairs leading to loft room.

Bedroom

Upvc window to front. Radiator.

Bedroom

Upvc window to rear. Radiator.

Shower Room

Low level wc with dual flush. Wash hand basin with mixer tap. Walk in shower with wall mounted shower and sliding door. Fully tiled walls. Extractor fan. Useful built in storage cupboard. Heated towel rail.

Loft Room

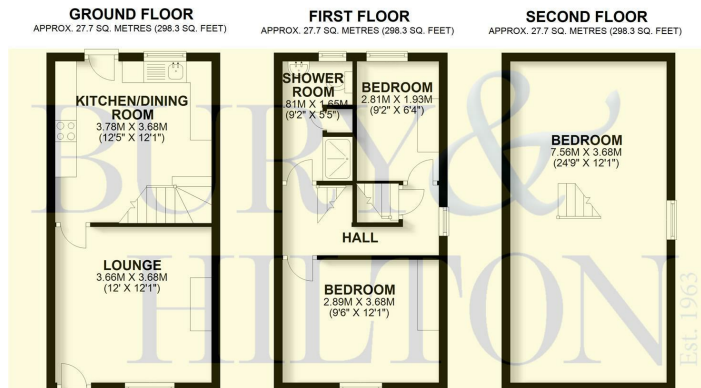
Upvc window to side. Radiator

Outside

To the front of the property is a small paved area. To the rear of the property is a block paved yard with two brick built outhouses. (please note there is access across the rear yard to neighbouring properties).

There is a shared driveway to the side of the property providing off road parking.

FREEHOLD
HPBC- B
EPC- E



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 44 | |
| (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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