



2 Mill Cliff
Buxton



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

2 Mill Cliff

Buxton

Derbyshire, SK17 6QP



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Offers In The Region Of
£330,000

Entrance Hallway

Front upvc entrance door. Stairs leading to first floor. Radiator. Karndean flooring.

Dining Room

Log burning stove with stone hearth and feature brick wall. Built in alcove storage. Radiator. Upvc window to rear.

Living Room

Upvc bay window to front. Radiator. Original feature cast iron fire place with tiled surround. (currently used for decorative purposes). Ceiling coving.

Kitchen

Fitted with wall and base units with worksurface over incorporating stainless steel sink with drainer. Space for electric cooker, space and plumbing for washing machine and space and plumbing for slimline dishwasher. Space for fridge freezer. Upvc window to rear and two to side. Wall mounted 'Alpha' gas combination boiler. Upvc rear door. Tiled splash backs. Radiator.

Lower Ground Floor- Cellar

First Floor Landing

Radiator. Stairs to second floor.



Buxton - 0129827524



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Accommodation

Bathroom

Stain glass door leading too: Fitted with a modern three piece suite comprising: W.c, vanity wash hand basin and bath with wall mounted waterfall shower head over with hand held shower and folding shower screen. Partially tiled walls. Radiator. Extractor fan. Towel Rail.

Bedroom

Upvc window to rear. Radiator

Bedroom

Upvc window to front. Radiator.

Second Floor Landing

Velux style window to rear.
Good sized eaves storage cupboard.

Bedroom

Upvc window to rear. Radiator

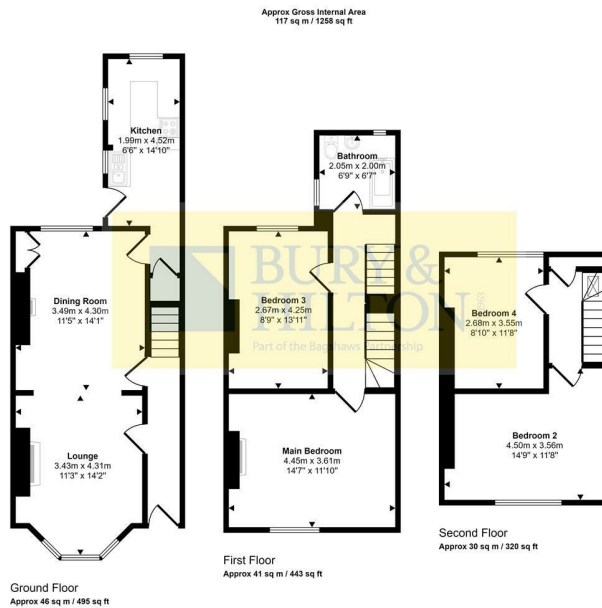
Bedroom

Upvc window to front. Radiator.

Outside

To the front of the property there is a right of way, leading to the front paved yard. Opposite there is a good sized garden laid with further paved patio area and lawned garden. To the rear of the property is a small yard leading to the unadopted road to the rear. Please note the parking space that comes with this property is on this lane.

FREEHOLD
HPBC- BAND C
EPC- BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(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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