



8 Main Road  
Bamford



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

## 8 Main Road

Bamford  
S33 0DY



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Offers Over  
£250,000

Commercial

Shop area

Rear area

Cellar

Entrance Hall

With stairs leading to first floor residential.

Hallway

Doors off

Bedroom

Bedroom

Bedroom

Lounge

Kitchen



Buxton - 0129827524



[buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)





# Accommodation

## Bathroom

## Outside

To the rear of the property is a plot of ground. Stone built outhouse. The plot including the buildings is 0.2 acres in total.

EPC- G

FREEHOLD

HPBC- BAND B

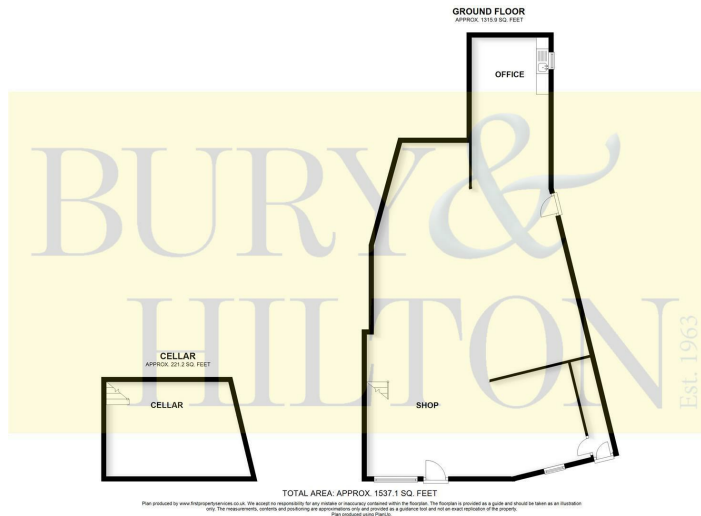
Please note, this property is currently unregistered.

## Services

The property has the benefit of mains electricity, water and drainage

## Rights Of Way, Wayleaves And Easements

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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