



9 Mill Cliff
Buxton



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

9 Mill Cliff

Buxton

Derbyshire, SK17 6QP



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Offers In The Region Of
£269,000

Entrance Porch

Upvc front entrance door with inner door leading too:

Hall

Stairs off to first floor.

Lounge

Upvc bay window to front. Radiator. Log burning stove.

Kitchen

L shaped kitchen fitted with a matching range of wall and base units with drawers and worksurface over incorporating sink with mixer tap and drainer. Wall mounted 'Alpha' Gas combination boiler. Space for electric cooker and breakfast bar seating area. Tiled splash backs. Further base units with worksurface area.

Upvc window to rear.

Door leading to cellar and rear hall.

Rear Hall

Upvc rear door leading to rear yard.

Bathroom

Fitted with wash hand basin, Wc and bath. Upvc window to rear. Heated towel rail

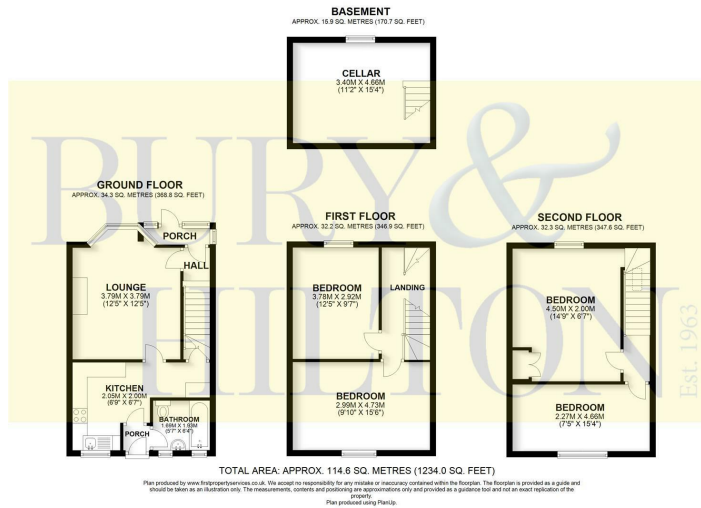


Buxton - 0129827524



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Accommodation

Lower Ground Floor- Cellar

Useful storage space.

First Floor Landing

Roadiator. Stairs to second floor.

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to front. Radiator.

Second Floor Landing

Velux style window.

Bedroom

Upvc window to front. Radiator. Built in storage cupboard.

Bedroom

Upvc window to rear. Radiator.

Outside

To the front of the property there is a right of way, leading to the front yard. Opposite there is a good sized garden mainly to lawn with potting shed. 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 B

EPC- ORDERED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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