



49 Hallsteads
Buxton



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

49 Hallsteads

Buxton

Derbyshire, SK17 8BW



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C

Offers In The Region Of
£180,000

Entrance Hallway

Front Upvc entrance door. Stairs off to first floor. Laminate flooring. Radiator. Under stairs storage cupboard.

Lounge

Upvc bay window to front. Radiator. Laminate flooring. Picture rail.

Dining Kitchen

Fitted with a range of wall and base units with work surface over incorporating stainless steel double drainer sink unit with tiled splash backs. With space and fitting for a cooker, extractor hood over and wall mounted Ideal combination boiler. Space for fridge freezer and space for dining table. Radiator. laminate flooring. Upvc window to rear. Built in original storage cupboards. Picture rail.

Utility/ Rear Hall

With work surface area with wall units, and undercounter space with plumbing for washer and space for dryer. Upvc Rear door.

Bathroom

Fitted with a three piece suite comprising: Vanity wash hand basin with drawers below, dual flush WC and bath with wall mounted shower over. Fully mermaid bordered walls. Upvc window to rear. Heated towel rail.



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Accommodation

First Floor Landing

With doors to:

Bedroom One

Two Upvc windows to front. Radiator. Picture rail.

Bedroom Two

Upvc window to rear. Radiator. Loft access.

Bedroom Three

Upvc window to rear. Radiator. Loft access.

Outside

To the front of the property is a small yard. To the rear of the property is an enclosed rear garden laid with paved patio flags. Two stone built outhouses with third stone built workshop. Gated access from the rear of the garden which backs onto the lane which provides the vehicular and pedestrian access.

FREEHOLD

EPC- C

HPBC- B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		69	
(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

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