



2 Bench Road  
Buxton



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



**2 Bench Road**  
Buxton  
Derbyshire, SK17 7PJ



**Offers In The Region Of**  
**£215,500**

**Entrance Hall**

Front Upvc entrance door. Inner door too:

**Hallway**

Radiator. Stairs to first floor.

**Dining Room**

Light and spacious dining room. Radiator. Spotlight lighting. Door leading to cellar. Double doors to utility.

**Lounge**

With Upvc bay window to front. Radiator. Ceiling coving. Feature exposed brick wall.

**Kitchen**

Fitted with a modern and matching range of grey gloss wall and base units with drawers and contrasting quartz worksurface over incorporating inset 'Frankee' sink with mixer tap over. Quality 'Neff' appliances including Oven, Grill, Induction hob and extractor hood over. Integrated wine fridge. Tiled splashbacks. Plinth lighting. Spotlight ceiling lights. Two Upvc windows to rear.

**Utility**

Stable Upvc door to rear garden. Space and plumbing for washer and dryer with worksurface over.

**Lower Ground Floor. Cellar**

1 x great sized chamber.

**First Floor Landing**

Stairs off leading to second floor. Useful under stairs storage cupboard housing the 'Vaillant' gas combi boiler. Radiator.



Buxton - 0129827524



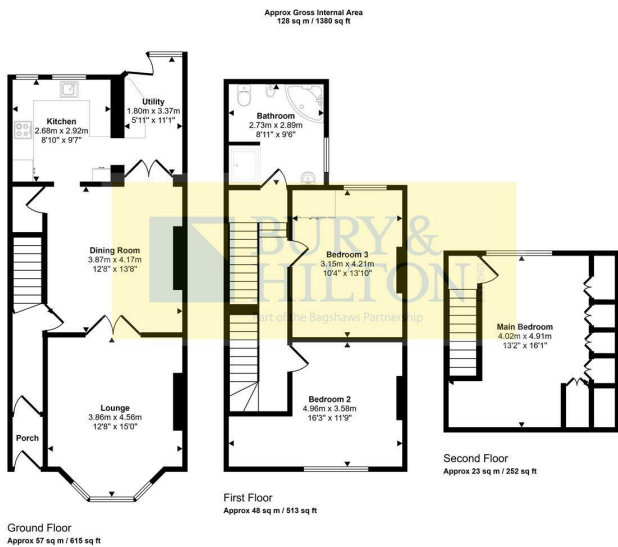
buxtonhomes@buryandhilton.co.uk







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



# Accommodation

**Family Bathroom**  
Fitted with a matching suite comprising: Corner bath, Wc, Bidet, wash hand basin built in wooden vanity storage and walk in shower cubical. Upvc window to side.

**Bedroom**  
Upvc window to rear. Radiator. built in storage cupboard.

**Bedroom**  
Upvc window to front. radiator.

**Second Floor**  
**Bedroom**  
Upvc window to rear. Built in wardrobes to one wall.

**Outside**  
Externally the property has a driveway to provide off road parking with further graveled area to the front. To the rear of the property is a enclosed garden laid with both patio and raised decking area.

EPC- D  
LEASEHOLD- 999 year lease granted 25th December 1903. Rent £10.6s.9d.  
HPBC- BAND B

**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.

**Broadband Connectivity**  
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**Fixtures and Fittings**  
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Mobile Network Coverage**  
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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