



14 Lane Head  
Longnor, Nr Buxton



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



## 14 Lane Head

Longnor, Nr Buxton  
Derbyshire, SK17 0PD



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Offers In The Region Of  
£200,000

### Entrance Hallway

Front Upvc entrance door. Stairs to first floor. Radiator. Two good sized storage useful storage cupboards.

### Lounge

Upvc window to front. Radiator.

### Kitchen

Fitted with a range of wall and base units with drawers and work surface over incorporating a stainless steel sink unit with drainer and tiled splash backs. Space and plumbing for a washing machine, space for fridge and freezer. Built in storage cupboard. Radiator. Window to rear. Solid fuel stove for the central heating.

### Utility

Wall mounted storage cupboard and useful understairs storage cupboard. Upvc door to rear.

### First Floor Landing

Loft access.

### W c

Wc. Window to rear.

### Shower Room

Walk in shower unit with mermaid boarded walls and wall mounted shower and wash hand basin. Radiator. Upvc window to rear.

### Bedroom

Upvc window to front. Radiator



Buxton - 0129827524



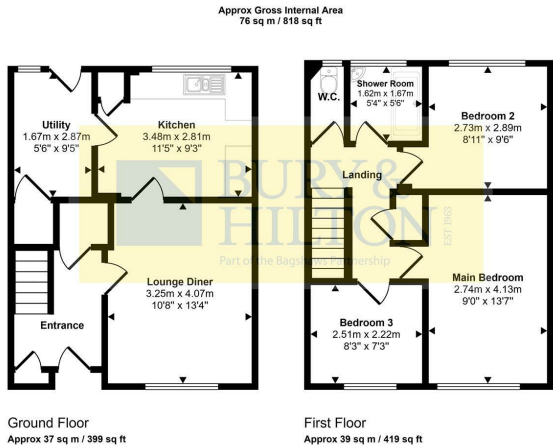
buxtonhomes@buryandhilton.co.uk







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



# Accommodation

## Bedroom

Upvc window to front. Radiator.

## Bedroom

Upvc window to rear. Radiator.

## Outside

To the front of the property there is a great sized lawned garden with flagged pathway to the front door are rear garden. The rear garden is mainly lawned with an array of mature shrubs, bushed and trees. There is a parking area at the front of the houses which in the deeds states the property has the right to use. With stunning views to all aspects of the property.

FREEHOLD

EPC-BAND D

STAFFORDSHIRE MOORLANDS-BAND C

## 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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