



12 West Road  
Buxton



**BURY &  
HILTON**  
EST 1963

Part of the Bagshaws Partnership

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



**12 West Road**  
Buxton  
Derbyshire, SK17 6HF



**Offers In The Region Of**  
**£250,000**

#### Entrance Porch

Upvc front entrance door. Tiled flooring. Inner door leading too:

#### Entrance Hallway

Radiator. Two under stairs storage cupboards. (please note there is a trap door leading to the cellar in one cupboard) Exposed wooden floorboards. Stairs leading to first floor.

#### Lounge

Upvc bay window to front. Radiator. Original cast iron fireplace with tiled surround and stone hearth.

#### Dining Room

Upvc window to rear. Radiator. Exposed wooden floorboards.

#### Kitchen

Fitted with a matching range of wall and base units with drawers with wood effect worksurface over incorporating stainless steel sink with drainer. four ring gas hob with oven below and extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Tiled splashbacks. Upvc window to side and side door leading to the rear yard. Radiator.

#### Lower Ground Floor- Cellar

#### First Floor Landing

#### Bathroom

Fitted with a three piece suite comprising: Wash hand basin, wc and panelled bath with wall mounted shower over. Tiled flooring and partially tiled walls. Extractor. Radiator. Cupboard housing the Alpha boiler.

#### Bedroom

Upvc window to rear. Radiator.



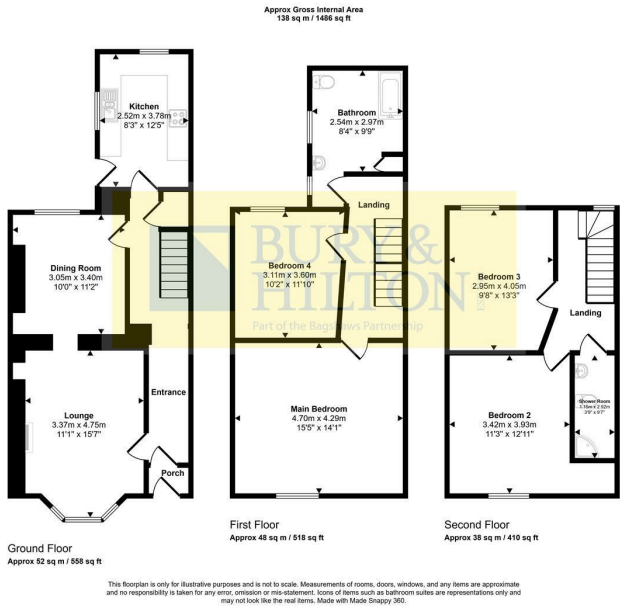
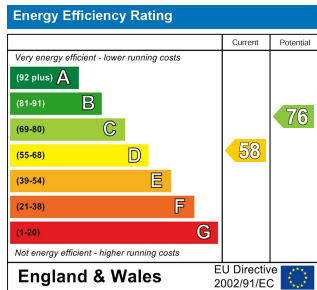
Buxton - 0129827524



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# Accommodation

## Bedroom

Upvc window to front. Radiator.

## Second Floor Landing

Upvc window to rear.

## Bedroom

Upvc window to rear. Radiator.

## Bedroom

Upvc window to front. Radiator.

## Shower Room

Fitted with a corner shower with sliding doors, dual flush wc and wash hand basin. Tiled flooring.

## Outside

To the front of the property there is a forecourt garden whilst to the rear there is a yard with outside storage.

FREEHOLD

HPBC-C

EPC-D

## 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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