



22 Alma Street  
Buxton



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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**22 Alma Street**  
Buxton  
Derbyshire, SK17 7DY



**Offers In The Region Of**  
**£180,000**

**Lounge**

Upvc front door. Upvc window to front. Radiator. Modern living flame gas fire. Stairs off to first floor with glass balustrade. Ceiling spotlights and two wall lights.

**Dining Kitchen**

Fitted with a modern and matching range of wall and base units with drawers with granite worksurfaces over incorporating one and a half bowl stainless steel sink. Integrated fridge freezer. Original tiled flooring. Space for range style gas cooker with electric hood over. Double doors leading to conservatory. Spotlight lighting.

IS FIRE GAS OR MULTI FUEL?

**Utility**

Work tops incorporating stainless steel sink. Corner wall cupboard. WC. Tall radiator. Upvc window to side with Velux style roof window. Upvc door to the rear yard. Space and plumbing for washing machine. Tiled flooring.

**Conservatory**

Upvc window and door to the rear.

**Lower Ground Floor- Cellar**

Radiator. Power and lighting.

**First Floor Landing**

Loft access.

**Bedroom One**

Upvc window to front. Radiator.




Buxton - 0129827524

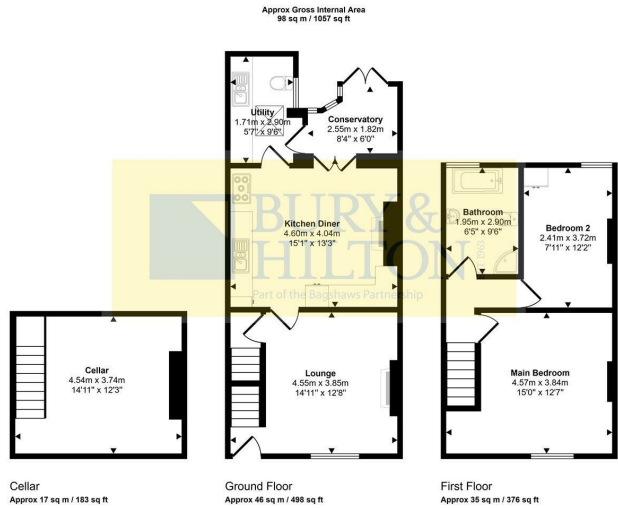


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>69</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



# Accommodation

**Bedroom Two**  
Upvc window to rear. Radiator. Built in cupboard housing the Vaillant gas combi boiler.

**Bathroom**  
Fitted with a matching suite comprising: Freestanding Victorian roll top claw foot bath with hand held shower and mixer tap over. WC and was hand basin. Corner shower cubical with sliding doors and multi jets. Heated towel rail. Upvc window to rear.

**Outside**  
To the rear of the property is a rear yard laid with artificial grass.

FREEHOLD  
EPC: C  
HPBC: 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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