



15 Cromford Lane
Buxton



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

15 Cromford Lane

Buxton
Derbyshire, SK17 7RL



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Offers In The Region Of
£175,000

Entrance Porch

Upvc front door. Fully Upvc obscure glazed with inner door too.

Kitchen Diner

Fitted with a range of matching wall and base units with draws and work surfaces over incorporating one and a half bowl sink with drainer with tiled splash backs. Five ring gas hob and two electric ovens with extractor hood over. Plumbing and space for washing machine and dishwasher. Space for dryer and fridge freezer. Upvc windows to front and rear. Central heating radiator. Laminate flooring.

Hallway

Upvc rear door. Central heating radiator. Stairs to first floor.

Cloakroom

Hand wash basin with vanity below. WC. Upvc window to rear. Half tiled walls.

Lounge

Upvc window to front. Media wall with inset for TV. Storage cupboard housing the fuse board and gas meter.

Office/ Study

Upvc window to rear.

First Floor Landing

Upvc window to side. Loft access. Storage cupboard housing the 'Worcester' gas combination boiler.

Bedroom

Central heating radiator. Window to front.




Buxton - 0129827524

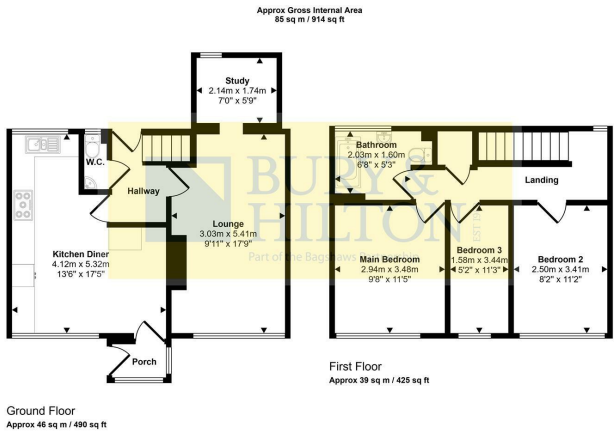


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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	86	89	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Accommodation

Bedroom
Central heating radiator. Window to front.

Bedroom
Central heating radiator. Window to front.

Bathroom
Fitted with a recently installed matching suite comprising: Paneled bath with waterfall shower head over and hand held shower also. Wash hand basin with vanity below and WC. Upvc window to rear. Central heating towel rail. Fully tiled walls.

Outside
To the front of the property there is paved off road parking with further lawned area with flower bed boarders. Gate leading to the front of the property which is a flagged area with gate leading to the side and rear of the property there are further flagged areas with. The external gardens are completely enclosed.

HPBC- a
EPC- b
Freehold

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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