



57 Pictor Road  
Buxton



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**57 Pictor Road**  
Buxton  
Derbyshire, SK17 7TB



**Offers In The Region Of**  
**£200,000**

**Entrance Hallway**

Upvc front entrance door. Upvc window to front. Radiator. Stairs off leading to first floor.

**Lounge**

Upvc window to front. Radiator. Electric fire with feature surround.

**Kitchen Diner**

Fitted with a modern and matching range of wall and base units with drawers and wood effect worksurfaces over incorporating one and a half bowl stainless steel sink with mixer tap over and drainer. Countertop and kick board lighting. Tiled splashbacks. Range sized electric 'cookmaster' with electric hob and ovens with double extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Large pantry storage space. Upvc window to rear. Upvc door leading to outside. Upvc patio doors leading to Conservatory.

**Conservatory**

Upvc double glazed patio doors to rear leading to the rear garden and constructed from Upvc and brick.

**First Floor Landing**

Loft access to partially boarded loft space. Upvc window to side. Doors to:

**Bedroom One**

Upvc window to front. Radiator. Built in wardrobe housing 'Alpha' gas combi boiler.

**Bedroom Two**

Upvc window to rear. Radiator.

**Bedroom Three**

Upvc window to front. Radiator.



Buxton - 0129827524



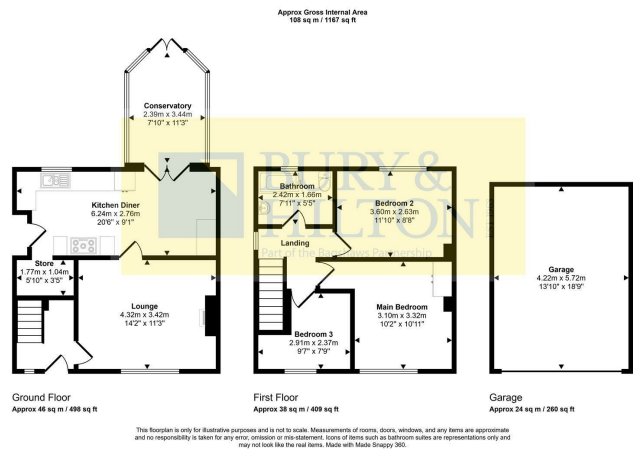
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>64</b>	<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



# Accommodation

## Bathroom

Fitted with a modern suite comprising: Paneled bath with waterfall style shower head over with hand held shower also, vanity wash hand basin with storage below and Wc. Partially tiled walls. Heated towel rail. Upvc window to rear.

## Outside

To the front of the property is a driveway to provide ample off road parking, with gated access to the side of the property, leading to further parking and large garage. To the rear of the property is an enclosed garden, consisting from decking seating area with further garden laid with artificial grass.

## Garage

With up and over door to front.

Hpbc- Band B

Epc- Ordered

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.

## 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.

## 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.

## 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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