



3-4 Bath Road  
Buxton



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



**3-4 Bath Road**  
Buxton  
Derbyshire, SK17 6HH



**Offers In The Region Of**  
**£525,000**

**GROUND FLOOR OFFICES**

**Entrance Hallway**

Two central heating radiators. Doors off. Cupboard housing the electricity fuse board. Wall mounted security door entry system.

**Office One**

Two feature arched windows to front. Central heating radiator. Two wall light points. Ceiling coving.

**Office Two**

Two feature arched windows to front. Central heating radiator. Ceiling coving.

**Office Three**

Window to rear. Central heating radiator. Ceiling coving. Built in storage cupboard.

**Office Four**

Half glazed Upvc door leading to the rear. Central heating radiator. Built in storage cupboard. Cast iron fireplace.

**Office Five**

Two sash windows to side. Central heating radiator

**WC**

Fitted with a dual flush wc. Wall mounted wash hand basin. Obscure glazed window to side.

**Kitchenette**

Fitted with base and eye level units with working surfaces over. Incorporating a single stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Central heating radiator. Obscure glazed window to side. Standing space for fridge freezer.

**Rear Hallway**

Door to side. Window to rear. Central heating radiator.

**WC.**

Fitted with a dual flush wc and wall mounted wash hand basin. Central heating radiator. Obscure glazed window to side.

**FIRST FLOOR FLAT**

With private access.

**Inner Hallway**

Central heating radiator. Picture rail. Doors off.



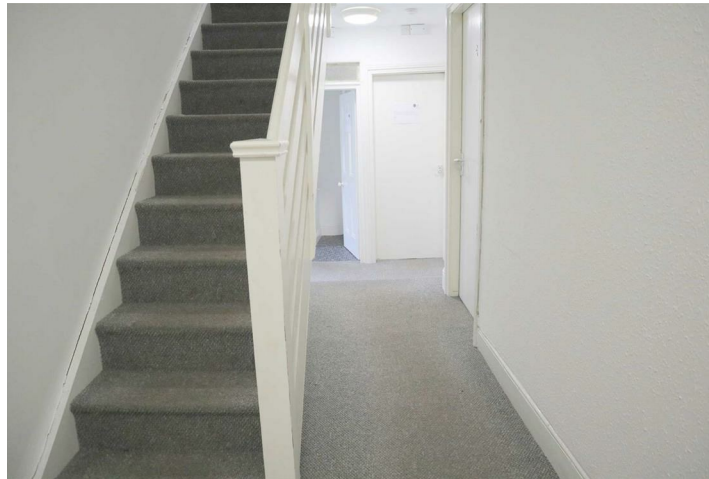
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# Accommodation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Agents Notes

Bury and Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bury and Hilton and their employees are not authorised to give any warranties or representations in relation to the sale.





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