



12 New Street  
Buxton



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

**12 New Street**  
Buxton  
Derbyshire, SK17 8AX



**Offers In The Region Of**  
**£189,950**

**Entrance Porch**

With front Upvc entrance door. Upvc window to side. Inner door leading too:

**Lounge**

Upvc window to front. Radiator. Free standing cast iron multi fuel burning stove in feature red brick recess and with stone flagged hearth. Two alcove storage cupboards.

**Kitchen**

Fitted with a matching range of wall and base units with drawers with work surface over incorporating one and a half bowl sink with drainer and mixer tap over and tiled splashbacks. Space for undercounter fridge and freezer with space and plumbing for washing machine. Electric oven with four ring gas hob and extractor hood over. Two Upvc windows to rear and door leading to rear porch.

Stairs off leading to first floor.

**Rear Porch**

Door leading onto rear garden.

**First Floor Landing**

Half paneled walls. Column style radiator. Doors off leading to:

**Bedroom**

Upvc window to front. Radiator.

**Bedroom**

Upvc window to rear. Built in wardrobe with hanging space. Wall cupboard housing the 'Alpha' gas combi boiler.



Buxton - 0129827524



[buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)





# Accommodation

## Bathroom

Fitted with a modern and matching suite comprising: Paneled bath with waterfall style shower over and hand held shower attachment, vanity wash hand basin with storage cupboard and concealed cistern WC. Upvc window to rear. Heated towel rail. Fully tiled walls.

## Outside

To the front of the property is a enclosed yard laid with patio flags. To the rear of the property is a flagged garden with ample space and with vehicular access to provide off road parking.

EPC- D

HPBC- B

Leasehold- 999 year lease granted in 1899. Nominal annual rent of £0.93

## 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

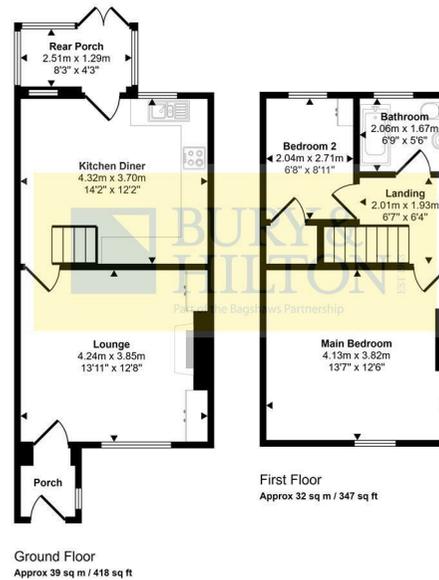
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## 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.



Approx Gross Internal Area  
71 sq m / 765 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
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Uttoxeter	01889 562811