



46 West Road
Buxton



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

46 West Road
Buxton
Derbyshire, SK17 6HG



Offers In The Region Of
£132,000

Communal Entrance Hallway

Communal entrance hallway for three flats. With stairs leading to:

Private Entrance Hallway

Front entrance door. Laminate flooring. Double glazed window to side. Coat hanging space.

Kitchen

Fitted with a range of wall and base units with draws and worksurface over incorporating one and a half bowl ceramic sink with shower style mixer tap over and drainer with tiled splash backs. Integrated four ring electric hob and double oven below with extractor hood over. Space for fridge freezer and fining table. Karndeian tiled floor. Radiator. uPVC sash style window to rear.

Lounge

With uPVC bay window to front with window seat with storage and second uPVC sash style window to front. Electric pebble effect inset fire with tile effect surround. Built in TV stand with alcove shelving and storage. Radiator.

Shower Room

Fitted with a large walk in shower with sliding door with mermaid boarding and wall mounted shower. Pedestal wash basin, low flush W/C. Half tiled walls. Storage cupboard housing the wall mounted 'Vaillant' combi boiler with space and plumbing for washer dryer below. Karndeian tiled floor, chrome heated towel rail, uPVC sash style window to side. Extractor.

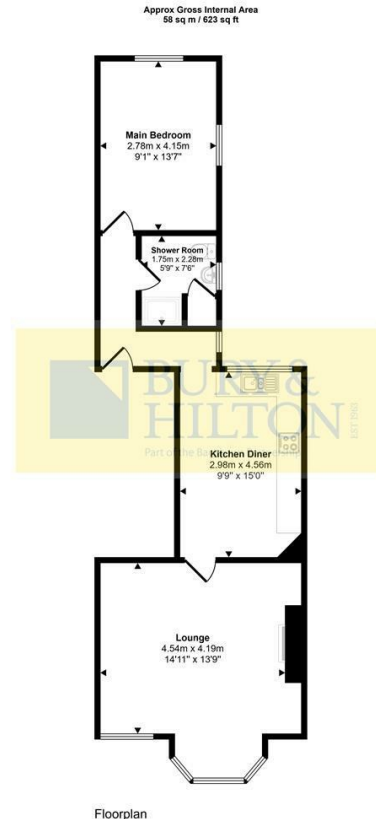


Buxton - 0129827524



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		70	77
EU Directive 2002/91/EC			

Accommodation

Bedroom

Two uPVC sash style windows, Two central heating radiators. Fitted over head storage cupboards and wardrobes.

Outside

To the rear of the property is off road parking for two vehicles.

LEASEHOLD-999 Year lease granted 1st April 1984

Service Charge is £124.89 per month (includes ground rent and building insurance)

EPC- C

HPBC- A

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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