



72 Brown Edge Road
Buxton



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

72 Brown Edge Road

Buxton

Derbyshire, SK17 7AF



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£230,000

Entrance Porch

Front entrance door. Tiled flooring. Inner door leading to:

Hallway

Stairs off leading to first floor. Under stairs storage cupboard with window. Radiator.

Lounge

Upvc bay window to front. Two radiators. Laminate flooring.

Dining Room

Upvc window to rear. Radiator. Laminate flooring.

Kitchen

Wall and base units with working surfaces and stainless steel sink with mixer tap and drainer. Upvc window to side. Radiator. Laminate flooring.

Rear Porch

Window to rear. Rear door leading to rear garden.

Store

Wall mounted 'Intec' gas combi boiler.

First Floor Landing

Upvc window to side. Loft access.

Bedroom

Upvc bay window to front. Two radiators.



Buxton - 0129827524



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Accommodation

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to front. Radiator.

Wc

Upvc window to side. WC. Laminate flooring.

Bathroom

Paneled bath with wall mounted shower over and wash hand basin. Upvc window to rear. Partially tiled walls. Tiled flooring.

Outside

To the front of the property is a driveway to provide off road parking. To the rear of the property is an enclosed garden laid with lawn.

Freehold

HPBC-C

EPC-D

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.

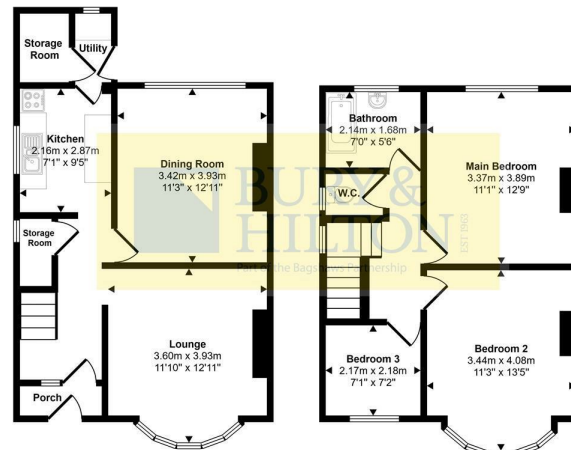
Broadband Connectivity

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
90 sq m / 965 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		
(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		58	76
EU Directive 2002/91/EC			

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