



77 Rockfield Road
Buxton



Part of the Bagshaws Partnership

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

77 Rockfield Road

Buxton
SK17 7LE

- * This two bedroomed end of terrace property is situated on a quiet cul-de-sac street and in a popular residential location.
- * Benefitting from gas fired central heating and double glazing the accommodation briefly comprises: Entrance Hall, Living Room and Kitchen / Diner to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- * Forecourted and paved low maintenance rear garden area.
- * Viewing highly recommended.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £170,000



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Stairs off.

Living Room 13'4 x 12'9 (4.06m x 3.89m)

Radiator. Bay window.

Kitchen / Diner 16'7 x 8'5 (5.05m x 2.57m)

Wall and base units. Stainless steel sink unit with drainer. Cooker point. Extractor unit. Radiator. Rear door. Plumbing point. Understairs storage.

First Floor

Landing Area

Window to side.

Bedroom 13'7 x 10'10 (4.14m x 3.30m)

Radiator.

Bedroom 9'3 x 8'5 (2.82m x 2.57m)

Radiator.

Bathroom

Bath with feeder shower. W.c. Wash basin. Radiator.

Outside

Forecourted and paved low maintenance rear garden area.

Fixtures and Fittings

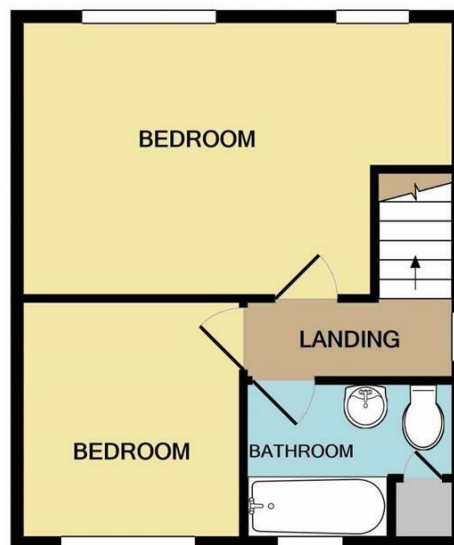
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale

The property is offered for sale by private treaty.



GROUND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

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.



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