



10 Dolby Road
Harpur Hill, Buxton



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

10 Dolby Road Harpur Hill, Buxton Derbyshire, SK17 9PW



**** NO VENDOR CHAIN, OPEN TO OFFERS**** A recently renovated, double fronted three bedroomed semi detached property quietly located on the outskirts of Buxton. With Upvc double glazing, gas central heating and larger than average gardens to the front and rear with off road parking. Accommodation briefly comprises: entrance hall, living room, kitchen diner, rear hallway and downstairs wc to the ground floor with three bedrooms and shower room to the first floor.

Offers In The Region Of £259,000



Leek - 01538 383344



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Entrance Hallway

Front upvc entrance door. Stairs to first floor.

Lounge

12'11 x 10'9

Upvc window to front. Radiator.

Kitchen Diner

16'3 x 11'4

Recently fitted with a range of wall and base units with drawers and worksurface over incorporating stainless steel sink with drainer. Electric hob and oven with extractor hood over. Wall cupboard housing the 'Alpha' gas boiler. Upvc window to front and rear. Radiator. Space for dining table and chairs.

Rear Hallway

Upvc back door. Useful understairs storage cupboard. Radiator.

Downstairs WC

Low level WC with dual flush. Upvc window to rear. Radiator.

First Floor Landing

Upvc window to rear. Radiator

Bedroom

10'11 x 10'9

Upvc window to front. Radiator.

Bedroom

14'11 (max) x 9'3

Upvc window to front. Radiator.

Bedroom

8'3 x 6'9

Upvc window to rear. Radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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 & 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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