



72 Brown Edge Road  
Buxton



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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**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.

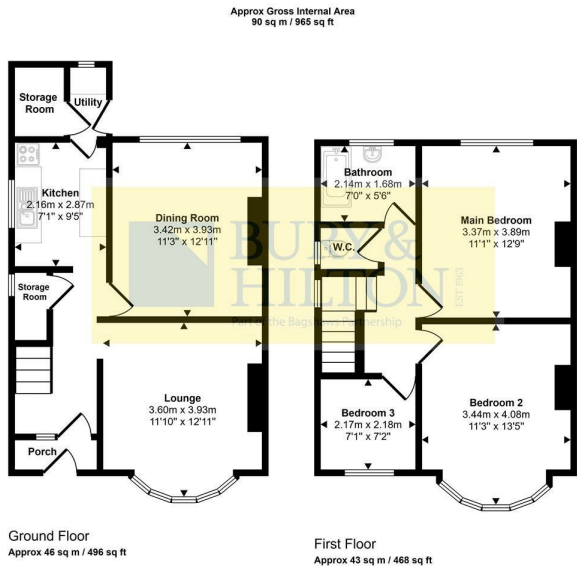
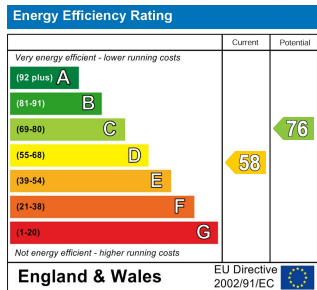


Buxton - 0129827524



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





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.

# 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.

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**BURY &  
HILTON**  
EST 1963  
Part of the Bagshaws Partnership

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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