



16 Queens Road
Buxton



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

16 Queens Road
Buxton
Derbyshire, SK17 7EX



Offers In The Region Of
£179,950

Entrance Porch

With Upvc door to front. Inner door leading to:

Entrance Hallway

Radiator. Stairs off leading to first floor. Doors leading to:

Lounge

Upvc bay window to front. Radiator. Gas fire with stone surround.

Kitchen Diner

Dining space with space for dining suite open plan onto fitted kitchen with a matching range of wall and base units with drawers and work surface over incorporating stainless steel sink with mixer tap over and drainer. Space and plumbing for washing machine and dishwasher and space for undercounter fridge and freezer. Four ring gas hob with extractor hood over. Integrated electric oven and grill. Upvc window to rear and Upvc door leading onto rear garden.

Lower Ground Floor- Cellars

Two chambers.

C1-

C2- Light and power. Gas and electricity meters. Work bench and shelving.

First Floor Landing

Upvc window to rear. Doors leading to:

Shower Room

Fitted with a concealed cistern wc and vanity wash hand basin with storage above and below. Shower cubical with shower over and sliding door. Fully tiles walls. Upvc window to rear. Radiator. Two large storage cupboards.

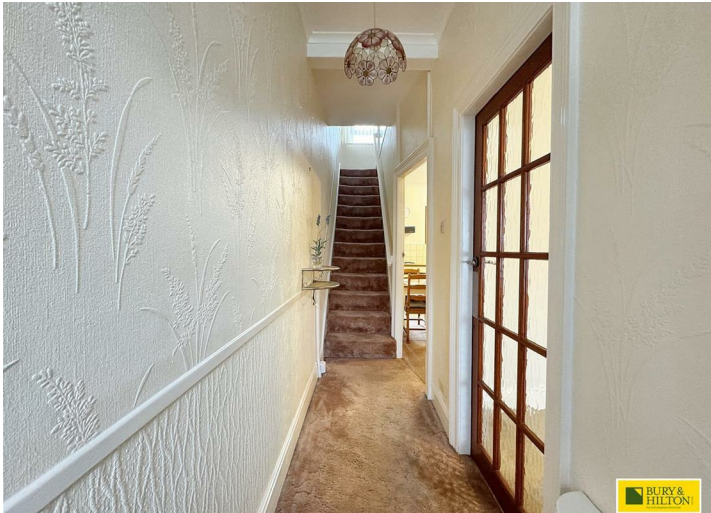


Buxton - 0129827524

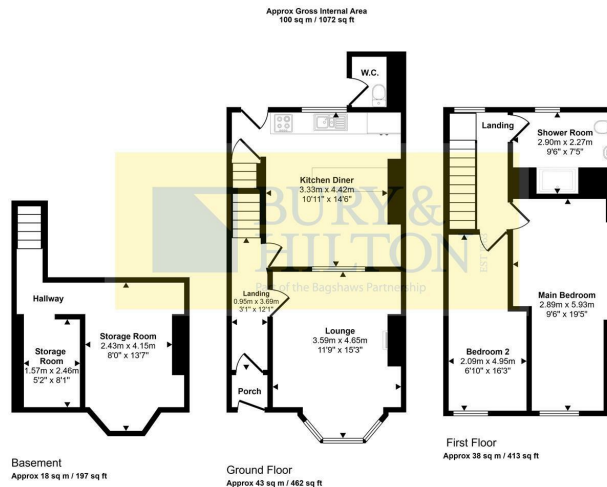


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. Some 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 front. Radiator. Loft access. (loft with pull down ladder and boarded).

Bedroom

Upvc window to front. Radiator. Ample room for wardrobes and drawers etc.

Outside

To the front of the property is a block paved garden and to the rear of the property is a low maintenance garden laid with block paved area, artificial lawned area and further patio seating space.

Outside Store

With Wc and wall mounted 'Ideal' gas combi boiler. Power and lighting.

FREEHOLD

EPC- ORDERED

HPBC- BAND B

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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