



14 Lane Head
Longnor, Nr Buxton



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

14 Lane Head

Longnor, Nr Buxton
Derbyshire
SK17 0PD

Bury and Hilton are delighted to offer for sale this three bedroomed end of terrace property, which is located in the popular village of Longnor quietly tucked away with fabulous far reaching views of the countryside to both the front and rear.

In need of modernization however the perfect project for those wishing to put their own stamp on a property. With Upvc double glazing and solid fuel central heating.

Accommodation in brief comprises: Entrance hall, lounge, kitchen and utility to the ground floor with three bedrooms, shower room and separate Wc to the first floor.

Externally gardens to front and rear.

Offered for sale with no onward chain. Viewing is highly recommended.



Offers In The Region Of £195,000



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Leek - 01538 383344



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General Information

Entrance Hallway

Front Upvc entrance door. Stairs to first floor. Radiator. Two good sized storage useful storage cupboards.

Lounge 13'7 x 10'8 (4.14m x 3.25m)

Upvc window to front. Radiator.

Kitchen 11'8 x 9'4 (3.56m x 2.84m)

Fitted with a range of wall and base units with drawers and work surface over incorporating a stainless steel sink unit with drainer and tiled splash backs. Space and plumbing for a washing machine, space for fridge and freezer. Built in storage cupboard. Radiator. Window to rear. Solid fuel stove for the central heating.

Utility 9'7 x 5'8 (2.92m x 1.73m)

Wall mounted storage cupboard and useful understairs storage cupboard. Upvc door to rear.

First Floor Landing

Loft access.

W c

Wc. Window to rear.

Shower Room

Walk in shower unit with mermaid boarded walls and wall mounted shower and wash hand basin. Radiator. Upvc window to rear.

Bedroom 8'3 x 7'5 (2.51m x 2.26m)

Upvc window to front. Radiator

Bedroom 13'7 x 9' (4.14m x 2.74m)

Upvc window to front. Radiator.

Bedroom 9'5 x 9' (2.87m x 2.74m)

Upvc window to rear. Radiator.

Outside

To the front of the property there is a great sized lawned garden with flagged pathway to the front door are rear garden. The rear garden is mainly lawned with an array of mature shrubs, bushes and trees. There is a parking area at the front of the houses which in the deeds states the property has the right to use. With stunning views to all aspects of the property.

FREEHOLD

EPC- BAND D

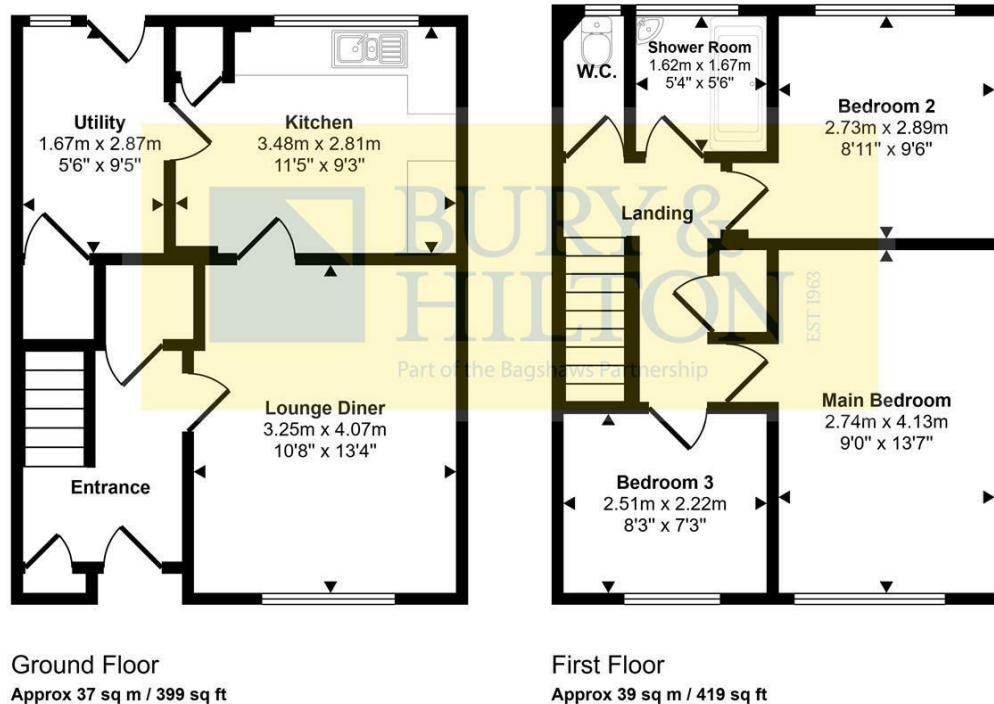
STAFFORDSHIRE MOORLANDS- BAND C

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.



Approx Gross Internal Area
76 sq m / 818 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.

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.

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.

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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