



22 Hollins Street
Buxton



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

22 Hollins Street
Buxton
Derbyshire, SK17 6LQ



Offers In The Region Of
£190,000

Lounge

Composite uPVC front entrance door. Upvc bay window to front. Log burning cast-iron stove set in a arched red brick fireplace. Radiator.

Kitchen

Fitted with a matching range of wall and base units with drawers and granite work surfaces over incorporating a belfast style sink with mixer tap over and tiled splashbacks. Integrated electric oven and gas hob with extractor hood over. Space and plumbing for slimline dishwasher. Space for fridge freezer. Upvc door leading onto the rear yard. Upvc window to rear. Radiator. Exposed wooden floorboards. Further built-in storage cupboard. Door leading to cellar.

Lower Ground Floor- Cellars

Split into three chambers. With power and lighting and radiator. Space and plumbing for washing machine and space for dryer. Original stone bench.

First Floor Landing

Upvc window to rear. Radiator. Stairs leading to second floor.

Family Bathroom

Featuring a claw foot roll top bath and a separate corner shower cubicle with wall mounted shower over, wash hand basin and WC. Frosted Upvc window to rear. Radiator. Tiled flooring and partially tiled walls. Built in storage cupboard housing the 'Alpha' gas combi boiler.

Bedroom Two

Upvc window to front. Radiator.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Accommodation

Second Floor Landing

Large eaves storage cupboard.

Bedroom One

Upvc window to front. Radiator. Feature original cast iron fire place.

Outside

To the front of the property is a paved forecourt with gated access and raised flower bed boarder. To the rear of the property is a enclosed rear yard with space for outside table and storage shed. Cold water tap.

FREEHOLD

EPC- D

HPBC- BAND A

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

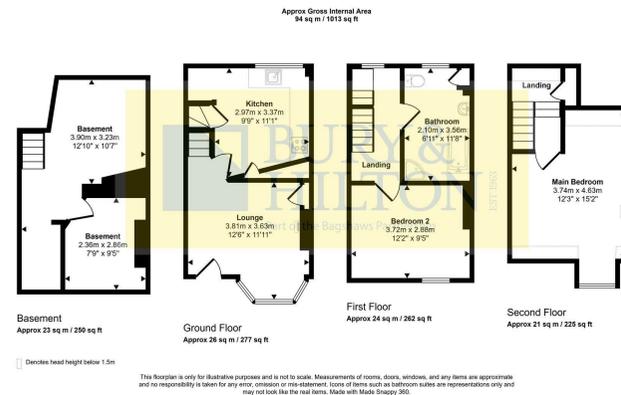
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.

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.



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		67	77
EU Directive 2002/91/EC			



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Land · Property · Livestock

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811

arla | propertymark

