



12 New Street  
Buxton



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

12 New Street  
Buxton  
Derbyshire, SK17 8AX



Bury and Hilton are delighted to offer for sale this two bed roomed end of terrace cottage, located in the popular village of Peak Dale and situated on a quiet no through route off the main road with fabulous views onto open field at the rear.

Accommodation in brief comprises: Entrance porch, Lounge, Kitchen diner and rear porch to the ground floor with two bedrooms and family bathroom to the first floor.

**Offers In The Region Of  
£189,950**

Buxton - 0129827524

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**Entrance Porch**

With front Upvc entrance door. Upvc window to side. Inner door leading too:

**Lounge**

Upvc window to front. Radiator. Free standing cast iron multi fuel burning stove in feature red brick recess and with stone flagged hearth. Two alcove storage cupboards.

**Kitchen**

Fitted with a matching range of wall and base units with drawers with worksurface over incorporating one and a half bowl sink with drainer and mixer tap over and tiled splashbacks. Space for undercounter fridge and freezer with space and plumbing for washing machine. Electric oven with four ring gas hob and extractor hood over. Two Upvc windows to rear and door leading to rear porch.

Stairs off leading to first floor.

**Rear Porch**

Door leading onto rear garden.

**First Floor Landing**

Half paneled walls. Column style radiator. Doors off leading to:

**Bedroom**

Upvc window to front. Radiator.

**Bedroom**

Upvc window to rear. Built in wardrobe with hanging space. Wall cupboard housing the 'Alpha' gas combi boiler.

**Bathroom**

Fitted with a modern and matching suite comprising: Panelled bath with waterfall style shower over and hand held shower attachment, vanity wash hand basin with storage cupboard and concealed cistern WC. Upvc window to rear. Heated towel rail. Fully tiled walls.

**Outside**

To the front of the property is an enclosed yard laid with patio flags. To the rear of the property is a flagged garden with ample space and with vehicular access to provide off road parking.

**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		88
(81-91)	B		60
(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	



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