



65 School Road  
Buxton



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

## 65 School Road

Buxton  
SK17 8AR



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Offers In The Region Of  
£189,950

### Entrance Porch

Upvc front door and inner door leading to:

### Hallway

With stairs off to the first floor. Radiator.

### Lounge

Upvc window to front. Radiator

### Dining Room

Upvc window to rear. Radiator. Original storage cupboards. Large pantry cupboard with window to side.

### Kitchen

Base units with worktop over incorporating sink. Space for cooker. Upvc window to rear.

### Side Porch

Upvc doors to front and rear.

### First Floor Landing

Upvc window to side. Loft access.

### Bedroom

Upvc window to rear. Radiator

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Upvc window to front. Radiator

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Upvc window to front. Radiator

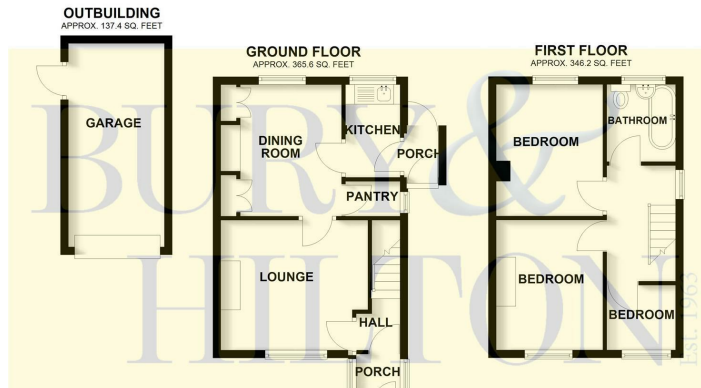


Buxton - 0129827524



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Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

# Accommodation

## Bathroom

Upvc window to front. Radiator

## Outside

To the front of the property is a driveway with access to the garage. Steps leading to front and side doors. To the rear of the property is a large garden.

## Garage

With roller door to front and door to side.

FREEHOLD

HPBC- BAND B

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(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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**Part of the Bagshaws Partnership**



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