



4 Church Street  
Longnor



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

**4 Church Street**  
Longnor  
Derbyshire, SK17 0PE



**Offers In The Region Of**  
**£209,995**

**Lounge**

UPVC double glazed window to front. Free standing cast iron multi fuel burning stove in stone built arched recess with quarry tiled hearth. Ceiling beams. Stone flagged flooring. Door leading to stairwell.

**Inner Hallway**

Ceramic tiled flooring. Steps and door to workshop.

**Dining Kitchen**

Fitted with wall and base units with drawers and working surfaces. Incorporating a single stainless steel sink unit with mixer tap over. Electric cooker. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge. UPVC double glazed windows to front and side. Laminate flooring. Space for dining suite. Ceiling beam. Extractor fan.

**Workshop/Studio**

With power and light. Access doors to front and rear. UPVC double glazed windows to front and rear. Velux roof window to rear. Fitted workbench and shelving. Cupboard housing the hot water cylinder. Overhead storage area. Dimplex heater. Further fitted cupboard.

**Rear Hallway**

Ceramic tiled flooring. Useful built in storage cupboard with further overhead storage. Panelling and painted walls.

**Bathroom**

Fitted with a white suite to comprise: panelled bath with wall mounted shower over and fitted bi-fold shower screen, pedestal wash hand basin and low flush wc. Fully tiled walls and flooring. Two obscure glazed uPVC windows to rear. Dimplex heater.

**First Floor Landing**



Buxton - 0129827524



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# Accommodation

## Bedroom Two

UPVC double glazed window to rear. Velux roof window to rear.

## Bedroom One

UPVC double glazed window to front. Wall mounted Dimplex heater. One wall half timber panelled with shelf. Wall light. Useful overstairs storage cupboard/robe.

## Outside

To the front of the property is a gated cottage garden. To the rear of the property is an enclosed yard with useful store and steps lead upto a partially timber decked seating area.

## FREEHOLD

STAFFORDSHIRE MOORLANDS- BAND B

EPC- G

## 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

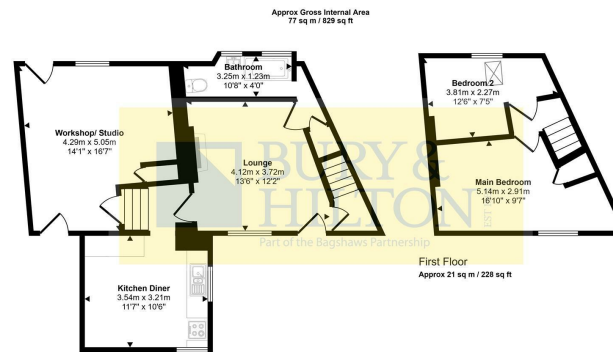
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## 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.



Ground Floor  
Approx 56 sq m / 601 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. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		15	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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