



2 Bench Road  
Buxton



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Part of the Bagshaws Partnership

## 2 Bench Road

Buxton

Derbyshire, SK17 7PJ



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Offers In The Region Of  
£215,500

### Entrance Hall

Front Upvc entrance door. Inner door too:

### Hallway

Radiator. Stairs to first floor.

### Dining Room

Light and spacious dining room. Radiator. Spotlight lighting. Door leading to cellar. Double doors to utility.

### Lounge

With Upvc bay window to front. Radiator. Ceiling coving. Feature exposed brick wall.

### Kitchen

Fitted with a modern and matching range of grey gloss wall and base units with drawers and contrasting quartz worksurface over incorporating inset 'Frankee' sink with mixer tap over. Quality 'Neff' appliances including Oven, Grill, Induction hob and extractor hood over. Integrated wine fridge. Tiled splashbacks. Plinth lighting. Spotlight ceiling lights. Two Upvc windows to rear.

### Utility

Stable Upvc door to rear garden. Space and plumbing for washer and dryer with worksurface over.

### Lower Ground Floor. Cellar

1 x great sized chamber.

### First Floor Landing

Stairs off leading to second floor. Useful under stairs storage cupboard housing the 'Vaillant' gas combi boiler. Radiator.

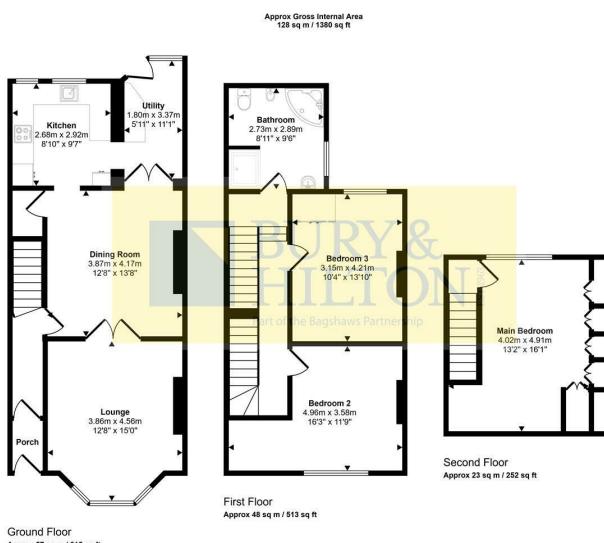
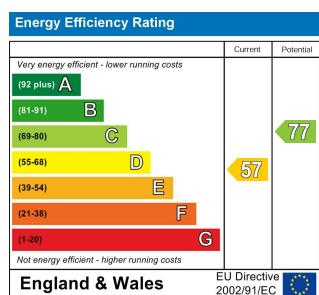


Buxton - 0129827524



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, floors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Mode Stappy 360.

# Accommodation

## Family Bathroom

Fitted with a matching suite comprising: Corner bath, Wc, Bidet, wash hand basin built in wooden vanity storage and walk in shower cubical. Upvc window to side.

## Bedroom

Upvc window to rear. Radiator. built in storage cupboard.

## Bedroom

Upvc window to front. radiator.

## Second Floor

## Bedroom

Upvc window to rear. Built in wardrobes to one wall.

## Outside

Externally the property has a driveway to provide off road parking with further graveled area to the front. To the rear of the property is a enclosed garden laid with both patio and raised decking area.

## EPC-D

LEASEHOLD- 999 year lease granted 25th December 1903. Rent £10.6s.9d.

HPBC-BAND B

## 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.

## 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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