



46 Granby Road
Buxton



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

46 Granby Road
Buxton
Derbyshire, SK17 7TL



Offers In The Region Of
£195,000

Entrance Hallway

With Upvc front entrance door and Upvc window to front. Radiator. Stairs off leading to first floor landing and useful understairs storage cupboard.

Lounge

With Upvc window to front. Radiator. Gas fire with feature wooden surround. Two corner wall cupboards. Picture rail.

Dining Kitchen

Open plan dining kitchen space, dining area with Upvc patio doors leading to the rear garden. Space for dining table and radiator.

Kitchen- Fitted with wall and base units with drawers and working surface over incorporating stainless steel sink with drainer. Space and plumbing for washing machine and dishwasher and space for undercounter fridge. Electric 'Neff' hob with extractor hood over and integrated electric oven and grill. Upvc window to rear, tiled splashbacks and decorative display shelving.

Rear Utility/Wc

Upvc door leading to rear garden and Upvc window to side. Radiator. Space for fridge freezer and dryer. Wc with Upvc window to side.

First Floor Landing

Landing space. Loft access- with ladder. (please note the combi boiler is in the loft space)
Airing cupboard storage space.

Bedroom One

Upvc window to front. Radiator. Built in wardrobe.

Bedroom Two

Upvc window to rear. Radiator. Built in wardrobe.



Buxton - 0129827524



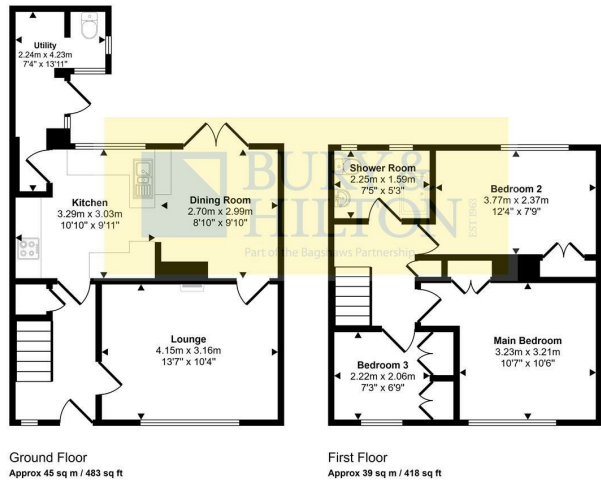
buxtonhomes@buryandhilton.co.uk





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		
EU Directive 2002/91/EC		

Approx Gross Internal Area
84 sq m / 901 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Accommodation

Bedroom Three

Upvc window to front. Radiator. Built in wardrobes.

Shower Room

Fitted with a shower cubical with 'Mira' wall mounted shower over, mermaid boarded walls and sliding doors. Wash hand basin and Wc. Heated towel rail. Two Upvc windows to rear.

Outside

To the front of the property is a graveled garden with path leading to the front door. Gated side access with wooden pergola leads to the rear of the property. The rear garden is a great size, with patio area leading down to a lower level which has great potential to be a fabulous garden. With brick built outhouse. Outside tap.

EPC ORDERED

FREEHOLD

HPBC-BAND

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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17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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