



3 Rye Lane
Buxton



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

3 Rye Lane
Buxton
Derbyshire, SK17 9YG



Offers In The Region Of
£239,950

Entrance Hall

Front Upvc entrance door. Radiator. Stairs off leading to first floor. Herringbone effect Lino flooring.

Lounge

Upvc window to front. Radiator. Carpet flooring.

Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers with worksurface over incorporating one and a half bowl stainless steel sink with mixer tap over. Four ring gas hob with electric oven below and extractor hood over. Integrated appliances including fridge freezer and washing machine. Radiator. Upvc window to rear and patio doors leading to the rear garden. Herringbone effect Lino flooring. Space for dining table. Large pantry under stairs storage cupboard. 8'10 x 2'11

Downstairs Wc

Wc and wash hand basin. Upvc window to side. Radiator. Herringbone effect Lino flooring.

First Floor Landing

Radiator. Loft access. Carpet flooring.

Bedroom One

Upvc window to front. Radiator. Built in over stairs storage cupboard. Carpet flooring.

Bedroom Two

Upvc window to rear. Radiator. Carpet flooring.



Buxton - 0129827524



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

Accommodation

Bathroom

Fitted with a modern and matching three piece suite comprising: Wash hand basin, WC and paneled bath with wall mounted shower over. Partially tiled walls. Radiator. Extractor fan.

Outside

To the front of the property is a small flower bed with paved path to front door. To the side of the property is a driveway to provide off road parking. Gated access leading to the rear garden.
To the rear of the property is an fully enclosed garden laid mainly with lawn and paved patio area. Flower bed borders with a range of plants and small shrubs.

EPC-BAND B
FREEHOLD
HPBC-BAND C
ANNUAL SERVICE CHARGE- approx. £239.16 toward the site upkeep.

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

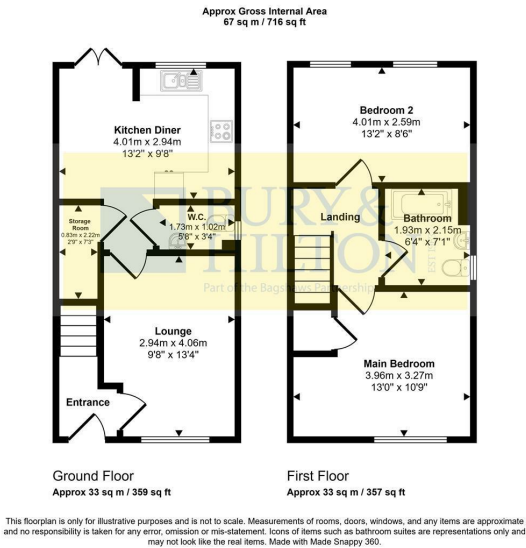
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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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