



32 Alma Street  
Buxton



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

## 32 Alma Street

Buxton

Derbyshire, SK17 7DY



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Offers In The Region Of

£140,000

### Lounge

Window to front. Radiator. Gas fire.

### Inner Hallway

Stairs to the first floor

### Dining Room

Window to rear. Radiator. Insert Log burning stove with tiled hearth. Built in storage cupboards.

### Kitchen

Fitted with wall and Base units with drawers and work surface over. Gas hob and electric oven. Space and plumbing for washing machine and space for fridge. Stainless steel sink with drainer. Tiled splashbacks. Wall mounted Gas combination boiler. Window to rear. Upvc rear door.

### Lower Ground Floor- Cellars

With power and lighting

### First Floor Landing

Built in storage cupboard. Doors too

### Bedroom

Window to front. Radiator. Built in storage cupboard.



Buxton - 0129827524



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# Accommodation

## Bedroom

Window to rear. Radiator.

## Bathroom

Fitted with a matching suite comprising: Wash hand basin, Wc and Corner panelled bath with wall mounted shower over. Window to rear. Heated towel rail. Tiled walls.

## Outside

To the rear of the property there is a flagged stone yard.

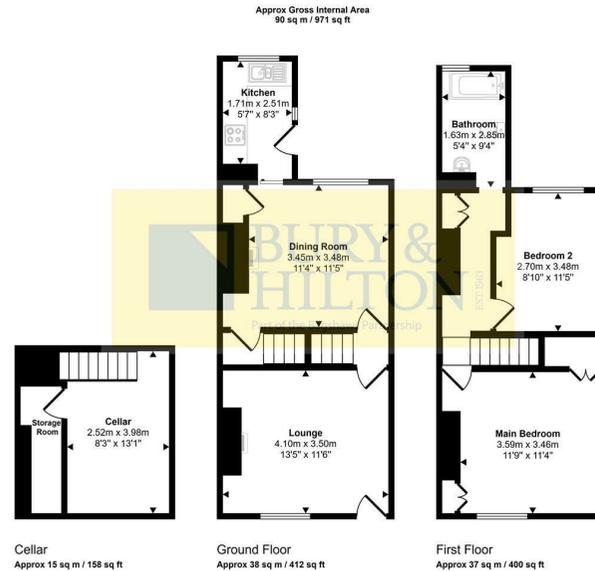
FREEHOLD

EPC- D

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.



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 Simple 360.

## 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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