



12 Kirkstone Road
Buxton

 **BURY &
HILTON**
EST 1963
Part of the Bagshaws Partnership

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

12 Kirkstone Road

Buxton
Derbyshire, SK17 9LA



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Offers In The Region Of
£229,950

Hallway

With Upvc front entrance door. Radiator. Stairs off to first floor.

Lounge

With Upvc window to front. Recess with space for Living flame electric free standing stove. Alcoves with built in shelving and storage. Radiator. Half decorative wall paneling.

Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers with wood effect working surfaces over incorporating one and a half bowl composite sink with mixer tap attachment over. Integrated washing machine, dishwasher and wine fridge. Space for range sized cooker with extractor hood over. Wall cupboard housing the 'Worcester' gas combi boiler which is approx 3 years old. Space for fridge freezer with further matching storage to the kitchen. Breakfast bar seating space. Upvc window to rear and Upvc patio doors leading onto the rear garden.

First Floor Landing

Upvc window to side. Loft access. (Loft is partially boarded with loft ladder and velux style window to rear.)

Bedroom One

Upvc window to front. Radiator. Built in wardrobe.

Bedroom Two

Upvc window to rear. Radiator. Built in wardrobe.

Bedroom Three

Upvc window to rear. Radiator.



Buxton - 0129827524

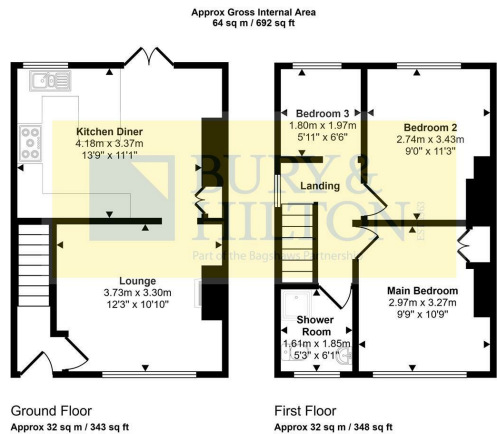


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

Shower Room

Fitted with a fully mermaid boarded, shower cubical with sliding doors and wall mounted waterfall style shower head over and hanf held shower also. Wc and wash hand basin. Heated towel radiator. Upvc window to front.

Outside

To the front of the property there is a driveway providing off road parking with further front garden.
To the side of the property offers ample space for a side extension (subject to planning permission) and access to the under stairs storage cupboard.
The enclosed rear garden has a patio seating area leading to a lawned garden.

Detached outhouse storage room 10'11" x 7'10" with work bench, side door and window.

EPC-D

HPBC-B

Freehold

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.

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