



10 Alexander Road
Buxton



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

10 Alexander Road

Buxton
Derbyshire, SK17 8BN



Offers In The Region Of
£215,000

Hallway

Upvc front entrance door, radiator, stairs off to first floor.

Lounge

Upvc window to front. Radiator. Living flame gas fire and timber surround.

Kitchen Diner

Fitted with a modern and matching range of wall and vase units with drawers and matching central island, with worksurfaces over incorporating stainless steel sink with drainer. Integrated dishwasher, Five ring gas hob with oven below and extractor hood over. Space for under counter fridge and freezer. Space for dining table. Good sized under stairs storage cupboard. Upvc window to rear. Radiator.

Utility Room

Fitted with two wall cupboards, and worksurface with under counter space below with space and plumbing for washing machine and dryer. Radiator. Upvc window to side and Upvc French doors to rear garden. Wall mounted Baxi gas flame boiler.

First Floor Landing

Loft access with pull down loft ladder. Partially boarded. Light.

Bedroom One

Two Upvc windows to front. Radiator. Range of fitted wardrobes and over head storage cupboards.

Bedroom Two

Upvc window to rear. Radiator.



Buxton - 0129827524



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Accommodation

Shower Room

Fitted with a corner shower cubical with tiles walls and wall mounted shower over, porcelain wash hand basin and WC. Airing cupboard housing the hot water cylinder. Radiator and Upvc window to rear.

Outside

To the front of the property is a gated forecourt with a range of plants, flowers and shrubs. To the rear of the property is a beautifully landscaped garden. The first area is a flagged patio area, with gravelled path and flower bed with flower bed boarders. Through the archway, there is a further lawned garden with a pond and decorative bridge leading to a further decked area. Stone built storage shed and greenhouse lean too. Gated access leading to the rear lane.

HPBC- BAND B
FREEHOLD
EPC- D

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

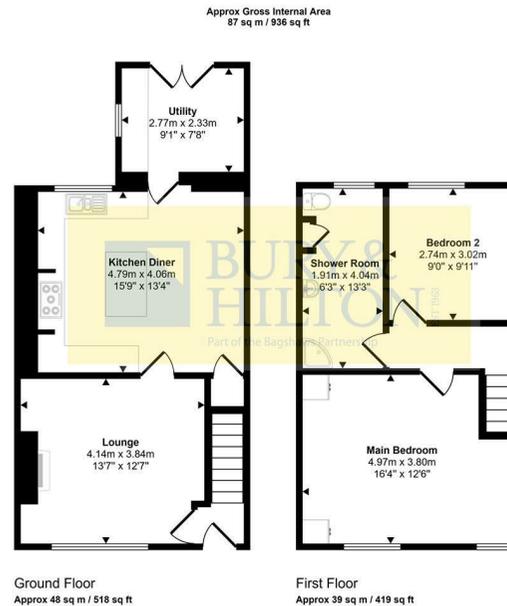
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

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.

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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(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	

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