



3 bed terraced house to buy in

Rock Bank, Buxton, Derbyshire, SK17 9JF

£175,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

Off Street parking

Property features

- ✓ Three Bedrooms
- ✓ Sold by Secure Sale
- ✓ No Chain
- ✓ Harpur Hill
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

NO ONWARD CHAIN!! A well-presented three-bedroom mid-terrace family home in the popular Harpur Hill area, offering deceptively spacious accommodation with modern touches throughout. Outside, the front enjoys a large, paved patio area – an ideal spot for al fresco relaxation – while the rear garden is mainly laid to lawn with a useful vegetable plot, providing plenty of space for families or keen gardeners. VIDEO TOUR AVAILABLE!!

Please note there is a stairlift in the property currently.

Porch

uPVC door + window, radiator, double radiator, stairs to first floor (stairlift can be left or removed).

Lounge 16'10" × 15'2"

uPVC windows, radiator, double radiator, stairs to first floor.

Kitchen/Diner 16'6" × 9'8"

Fitted with a range of wall and base units, work surfaces, inset sink, integrated appliances including electric oven + hob, fridge/freezer, washing machine, dishwasher, uPVC double-glazed door to rear, double radiator, stainless steel splashbacks, plumbing for washing machine, Alpha combination boiler – NEW BOILER WITH FULL WARRANTY.

Bedroom 1 11'5" × 7'3"

uPVC windows, radiator.

Bedroom 2 15' × 9'11"

uPVC windows, radiator.

Bedroom 3 11'11" × 10'1"

uPVC windows, radiator.

Shower Room

Shower enclosure, low-level WC, wash hand basin in vanity unit, uPVC windows, chrome heated towel rail, extractor fan.

Outside

To the front – laid to a large paved patio area, veg plot. To the rear – good-sized garden laid mainly to lawn with vegetable plot.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Terraced House

Parking: Off Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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