



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

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

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

Rock Bank, Buxton, Derbyshire, SK17 9JF

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

