



21 Milnbank Avenue
Buxton



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

21 Milnbank Avenue

Buxton

SK17 7PS



*Three bed roomed well presented semi detached property with enclosed rear garden and driveway parking to the front.

*Recently installed kitchen and bathroom

*Upvc double glazing and gas central heating.

*Accommodation in brief comprises: Entrance porch, hallway, lounge and dining kitchen to the

Per Calendar Month
£1,100 Per Calendar Month

Staffordshire - 01538 383344

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Entrance Porch

With inner door leading to:

Entrance Hallway

With stairs off to first floor. Storage cupboard.

Lounge

With Log burning stove. Bay window to front. Radiator.

Kitchen Diner

Recently installed fitted kitchen with a range of wall and base units with drawers with worksurface over. Integrated oven and hob with extractor hood over. Space for fridge freezer, washing machine and dishwasher. Upvc window to rear and door leading onto the rear garden. Radiator. Open plan onto dining space.

First Floor Landing

Doors off leading to:

Bedroom

With bay window to front and fitted wardrobes. Radiator

Bedroom

Window to rear. Radiator

Bedroom

Window to front. Radiator.

Bathroom

Fitted with a recently installed matching suite comprising: Panelled bath with wall mounted shower over, wc and wash hand basin. Window to rear. Radiator.

Outside

To the front of the property is a driveway. To the rear of the property is an enclosed rear garden laid with patio seating area and lawn.

EPC- D

HPBC- C

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.



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