



82 Cairn Drive
Buxton



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

82 Cairn Drive
Buxton
Derbyshire, SK17 9XP



Bury and Hilton are delighted to offer for sale this well presented, three bedroomed semi detached property, located on a recently constructed new residential development. Light and spacious accommodation in brief comprises: Entrance hallway, lounge, dining kitchen with storage cupboard and Wc to the ground floor and three bedrooms (master with en-suite) and family bathroom to the first floor.

Offers In The Region Of
£265,000

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Entrance Hallway

With front uPVC entrance door. LVT flooring. Radiator. Stairs off to first floor.

Lounge

With uPVC window to front. Radiator. Carpet flooring.

Kitchen Diner

Fitted with a modern and matching range of shaker style wall and base units with drawers and wood effect worksurfaces over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Integrated appliances including washing machine, fridge freezer and slimline dishwasher. Electric oven with electric hob, splash back and extractor hood over. Wall cupboard housing the 'Ideal' gas combi boiler. Countertop lighting. uPVC window to rear an patio door leading onto the rear garden. Space for dining table. Radiator. Large understairs storage cupboard. Vinyl flooring.

Downstairs WC

With uPVC window to side. Wc and wash hand basin with tiled splashback. Vinyl flooring.

First Floor Landing

Radiator. Loft access. Carpet flooring. (please note the loft is fully boarded) Doors to:

Bedroom One

With uPVC window to front. Radiator. Carpet flooring.

En Suite

Fitted with a matching suite comprising: Wc, wash hand basin with splashback and fully tiled shower cubical with wall mounted shower over. uPVC window to front. Heated towel rail. Vinyl flooring.

Bedroom Two

uPVC window to rear. Radiator. Carpet flooring.

Bedroom Three

uPVC window to rear. Radiator. Carpet flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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

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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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