



 BURY & HILTON



1 Brandside Avenue  
Buxton



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



# 1 Brandside Avenue

Buxton

Derbyshire, SK17 9GW



Bury and Hilton are delighted to offer for sale this well presented three bedroomed end of terrace property located on a popular residential estate, which is a recently constructed development in Harpur Hill and is within a short drive to all local amenities.

Perfect for first time buyers and those wanting to get a foot on the property ladder, this property is well kept throughout with Upvc double glazing, gas central heating and the remainder of the NHBC

## Offers In The Region Of £265,000



Buxton - 0129827524



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### Entrance Hallway

With front entrance door. Radiator and stairs off to first floor. Karndean flooring laid in herringbone pattern.

### Downstairs Wc

Wc and wash hand basin. Radiator. Extractor fan. Karndean flooring laid in herringbone pattern.

### Lounge

With Upvc windows to front and side. Radiator.

### Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers and work surface over with stainless steel sink with mixer tap and drainer. Integrated fridge freezer and dishwasher. Four ring gas hob with electric oven below and extractor hood over. Wall cupboard housing the 'Ideal Logic' gas combi boiler. Upvc window to rear and patio doors leading onto rear garden. Tiled flooring. Useful understairs storage cupboard.

### First Floor Landing

With large over stairs storage cupboard. Radiator. Loft access.

### Bedroom One

With Upvc window to front. Radiator. Built in wardrobes. Door too:

### En Suite

Fitted with Wc, wash hand basin and fully tiled shower cubical with shower head over. Half tiled walls. Radiator. Extractor fan. Upvc window to side.

### Bedroom Two

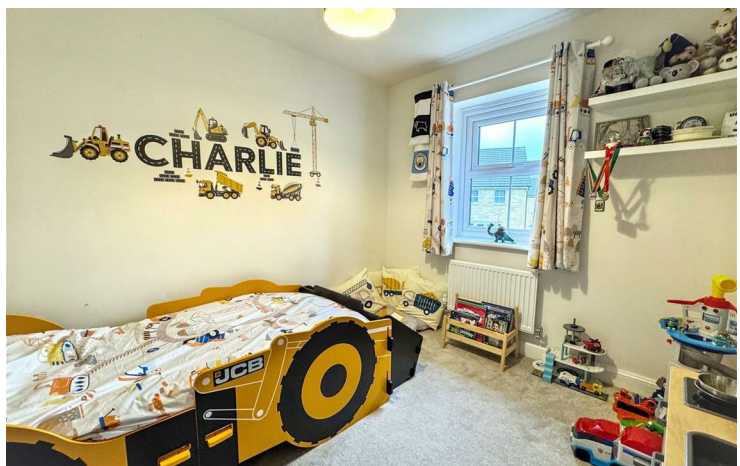
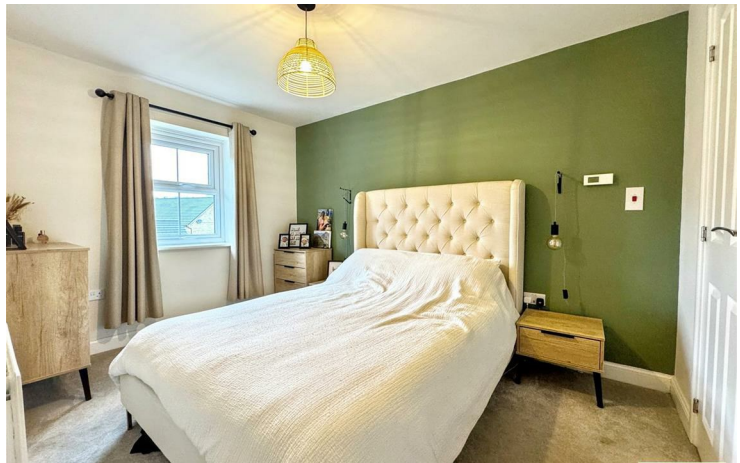
Upvc window to rear. Radiator.

### Bedroom Three

Upvc window to front. Radiator.

### Bathroom

Fitted with a matching three piece suite comprising: Wash hand basin, wc and paneled bath with wall mounted shower over and shower screen. Upvc window to rear. Radiator. Extractor fan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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.



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