



4 Amberley Drive
Buxton



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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4 Amberley Drive

Buxton

Derbyshire, SK17 9PF



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Offers In The Region Of
£369,950

Entrance Hallway

Upvc front entrance door. Understairs storage cupboard. Radiator. Stairs off to first floor.

Downstairs WC

Fitted with a WC and wash hand basin. Upvc window to side.

Lounge

Upvc window to front and Upvc patio doors leading to rear garden. Electric fire with feature surround. Two radiators.

Dining Room

Upvc window to front. Radiator.

Kitchen

Fitted with a matching range of wall and base units with drawers and work surface over incorporating one and a half bowl stainless steel sink and tiled splashbacks. Gas hob with electric oven and extractor hood over. Space and plumbing for washing machine, space for undercounter fridge and freezer and plumbing for dishwasher. Space for dining table. Radiator. Upvc window to rear. Large built in pantry style cupboard.

Utility

Fitted with base units with work surface over. Space for tumble dryer. Upvc patio doors to rear. Internal access to garage.

Garage

With up and over door to the front and internal door leading to the utility. Power and lighting.

First Floor Landing

Loft access. Partially boarded loft with access ladder.

Bedroom One

Upvc window to front. Radiator. Built in wardrobe.

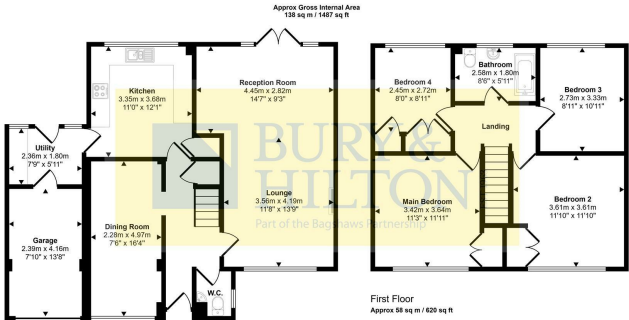
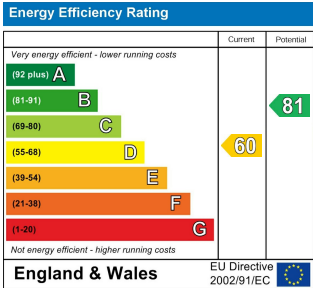


Buxton - 0129827524



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Accommodation

Bedroom Two
Upvc window to front. Radiator. Built in wardrobe.

Bedroom Three
Upvc window to rear. Radiator.

Bedroom Four
Upvc window to rear. Radiator. Built in wardrobe with shelving. Storage cupboard housing the 'Worcester' gas combi boiler.

Bathroom
Fitted with a matching three piece suite comprising: Wash hand basin, WC and paneled bath with wall mounted shower over with glass shower screen. Partially tiled walls. Heated towel rail. Upvc window to rear.

Outside
To the front of the property is a driveway to provide off road parking for several vehicles with further lawned garden. Gated access to the rear. To the rear of the property is a fabulous sized enclosed garden laid mainly with lawn and paved patio seating areas and wooden pergola.

EPC-D
FREEHOLD
HPBC-Band D

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.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband Connectivity
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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