



74 Brown Edge Road
Buxton



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

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Buxton

SK17 7AF



*Bury and Hilton are delighted to offer for sale this completely renovated three bedroomed semi detached home located in a sought after area of Buxton, with open views over the surrounding hills and countryside to the front and rear of the property.

*With light and spacious accommodation comprising: Entrance Porch, entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and family bathroom to the first

Offers In The Region Of £325,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

Entrance Porch

uPVC front entrance door with inner door leading to:

Entrance Hallway

With uPVC window to front. Radiator. Stairs off leading to first floor with understairs storage cupboard housing the 'Valliant' gas combi boiler and domestic meters.

Lounge

uPVC window to front. Radiator. Picture rail. Wooden mantle surround. Carpet flooring.

Dining Room

With Patio doors leading onto the rear garden. Radiator. Exposed red brick feature archway and inset. Picture rail. Carpet Flooring.

Kitchen

Brand new kitchen, installed with a modern and matching range of wall and base units with drawers and contrasting 'Levanto' marble effect worktop working surface over incorporating sink with mixer tap and drainer with matching splash backs. Fitted with Bosch integrated appliances including washer dryer, dishwasher, fridge and freezer. Electric hob and oven with extractor hood over. uPVC window to rear.

First Floor Landing

With uPVC window to side. Loft access. Carpet flooring.

Bedroom One

uPVC window to front. Radiator. Carpet flooring. Far reaching views.

Bedroom Two

uPVC window to rear. Radiator. Picture rail. Carpet flooring. Far reaching views.

Bedroom Three

uPVC window to rear. Radiator. Picture rail. Carpet flooring. Far reaching views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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