



4 Cornwall Avenue
Buxton



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

4 Cornwall Avenue

Buxton

Derbyshire, SK17 7LU



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Offers In The Region Of
£177,500

Entrance Hallway

Upvc front entrance door. Upvc window to side. Radiator. LVT flooring. Stairs leading to first floor landing with useful under stairs space.

Lounge/ Diner

Upvc window to front and rear. Two radiators. Wood effect flooring.

Kitchen

Fitted with a matching range of wall and base units with drawers with rounded edge worksurface over incorporating stainless steel sink with drainer and tiled splashbacks. Four ring gas hob and electric oven with extractor hood over. Space for fridge freezer and space and plumbing for washing machine. Useful under stairs storage cupboard. Upvc window to rear. Upvc door leading to the side and rear garden.

First Floor Landing

Upvc window to side. Loft access with pull down ladder. (please note the gas combi boiler is in the loft.)

Bedroom One

Two Upvc windows to front. Radiator. Built in storage cupboard.

Bedroom Two

Upvc window to rear. Radiator.

Bathroom

Fitted with a matching bathroom suite comprising: P shaped paneled bath with wall mounted shower over and shower screen, vanity wash hand basin with drawers and Wc. Heated towel rail. Upvc window to rear.



Buxton - 0129827524

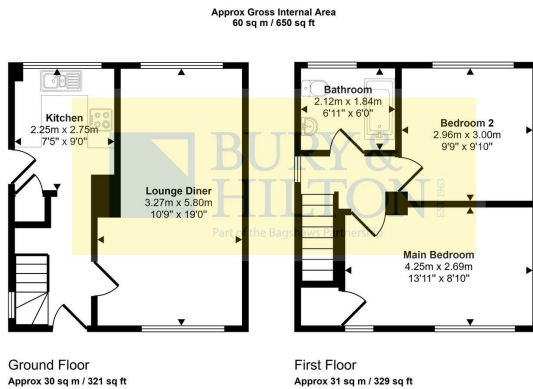


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Accommodation

Outside

To the front of the property is a driveway to provide off road parking with the scope to extend this further to the side. Gated access from the front leads down the side and to the rear of the property. To the rear is a south facing enclosed garden which is laid with patio seating area and lawned garden. Brick built outbuilding perfect for storage.

HPBC- BAND B

EPC- C

FREEHOLD

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.

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.

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.

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Part of the Bagshaws Partnership

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