



82 Cairn Drive
Buxton



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

82 Cairn Drive
Buxton
Derbyshire, SK17 9XP



Offers In The Region Of
£259,500

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 and 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.



Buxton - 0129827524



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Accommodation

Bedroom Two
uPVC window to rear. Radiator. Carpet flooring.

Bedroom Three
uPVC window to rear. Radiator. Carpet flooring.

Family Bathroom
Fitted with a matching three piece suite comprising: Wash hand basin, wc and paneled bath with electric shower over. uPVC window to side. Radiator. Extractor fan. Partially tiled walls. Vinyl flooring.

Outside
To the front of the property is a small garden with a range of bushes and shrubs with paved pathway leading to the front door. To the side of the property is a driveway providing off road parking for two vehicles with gated access to the rear. To the rear of the property is an enclosed good sized garden laid with grass and paved patio seating area. The boundaries are clearly marked with timber fencing.

FREEHOLD
EPC-B
HPBC-BAND C

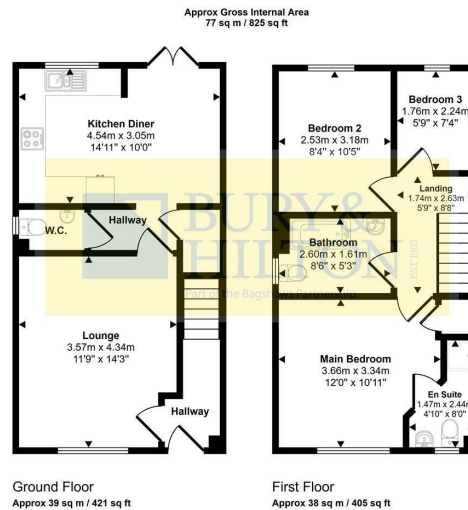
PLEASE NOTE, ONCE THE ESTATE IS COMPLETE THERE WILL BE AN ANNUAL CHARGE TOWARDS THE UPKEEP OF THE SITE. APPROX £250 PER ANNUM.

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.



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.

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	

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