



79 Beech View Drive
Buxton



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

79 Beech View Drive

Buxton

Derbyshire, SK17 9NS



3



1



1



Offers In The Region Of

£249,950

Entrance Hallway

Front Upvc entrance door. Tiled flooring. Radiator. Stairs leading to first floor.

Downstairs WC

Fitted with a low level WC with dual flush, pedestal wash basin with mixer tap and radiator. With tiled flooring and frosted uPVC window to front.

Lounge

With Upvc window to the front. Radiator and good sized under stairs storage cupboard. Recently fitted carpet.

Kitchen Diner

Fitted with a range of wall and base units with drawers and work surfaces over incorporating a 1 ½ bowl stainless steel single drainer sink unit with tiled splash backs. With integrated stainless steel oven, with stainless steel four ring gas hob with extractor hood over. With integrated fridge freezer and space and plumbing for a washing machine. Wall mounted Ideal boiler. Radiator. Upvc window and patio doors to rear. Space for dining table. Karndean flooring.

First Floor Landing

Loft access. Recently fitted carpet.



Buxton - 0129827524

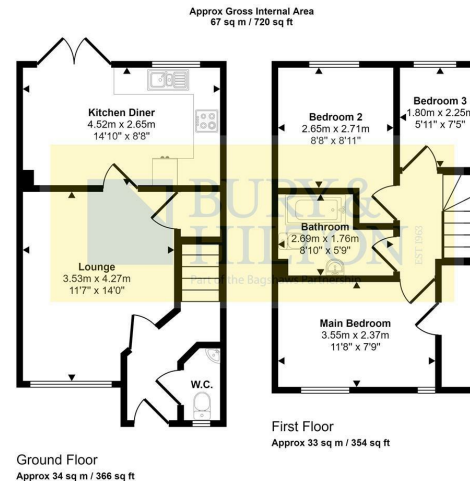


buxtonhomes@buryandhilton.co.uk





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

Bedroom One

'Two Upvc windows to front. Radiator. Large 'Walk in' wardrobe with clothes hanging space and storage. (9'1 x 3'3) Recently fitted carpet.

Bedroom Two

Upvc window to rear. Radiator. Recently fitted carpet.

Bedroom Three

Upvc window to rear. Radiator. Recently fitted carpet.

Family Bathroom

Fitted with a modern and matching suite comprising of a paneled bath with shower over and shower screen, low level dual flush WC and vanity wash basin with drawers below . Half tiled walls throughout. Extractor fan. Heated towel radiator.

Outside

To the front of the property there is a lawned garden with flagged pathway leading to the front door. Tarmac driveway providing off road parking to the side of the property with further car port.

The rear garden is an good sized, enclosed, beautifully landscaped garden laid with paved patio seating area, lawned garden with flower bed boarders with an array of plants, flowers and bushes. Further decked seating area.

HPBC- BAND C

EPC- ORDERED

LEASEHOLD- 125 YEAR LEASE GRANTED 2011. Peppercorn ground rent, SC based on works needed. Historically been

- 2023/2024 - £86.73
- 2022/2023 - £74.80
- 2021/2022 - £92.77
- 2020/2021 - £83.81
- 2019/2020 - £73.71

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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | propertymark

