



53 Amberley Drive  
Buxton



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

# 53 Amberley Drive Buxton Derbyshire, SK17 9PF



Bury and Hilton are delighted to offer for sale this well presented semi-detached property which is located in a highly sought after cul-de-sac location in Harpur Hill, ideal for first time buyers, growing families and buyers alike.

Benefiting from uPvc double glazing, gas fired central heating and solar panels.

Accommodation in brief comprises: Entrance hall, living room, and kitchen diner to the ground

## Offers In The Region Of £275,000

Buxton - 0129827524

[buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

### Entrance Hallway

With front uPVC entrance door. Cupboard housing the domestic meters. Column style radiator. Oak wooden flooring. Stairs off to the first floor.

### Lounge

With uPVC with to front. Oak wooden flooring. Radiator. Half decorative wall paneling.

### Dining Kitchen

Fitted with a range of wood effect shaker style wall and base units with drawers and working surface over incorporating the circular inset sink with drainer and mixer tap with matching splash backs. Four ring gas hob with electric oven below and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Space for dining table. Oak wooden flooring. Doors leading onto the rear garden and into the garage. uPVC window to rear. Radiator. Understairs storage cupboard.

### Car port/ Garage

With up and over door to front and door leading into the kitchen and one to the rear garden. With power.

### First Floor Landing

uPVC window to side. Column style radiator. Loft access with pull down ladder to boarded loft space. Over stairs storage cupboard housing the Alpha gas combi boiler.

### Bedroom One

uPVC window to front. Column style radiator. Built in wardrobe.

### Bedroom Two

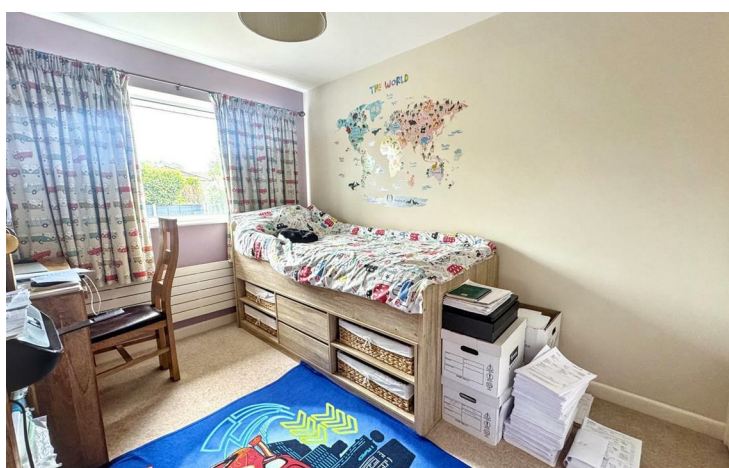
uPVC window to rear. Column style radiator. Built in wardrobe.

### Bedroom Three

uPVC window to rear. Column style radiator.

### Bathroom

Fitted with a modern and bright suite comprising: Bath with wall mounted shower over and folding shower screen, vanity wash hand basin with storage below and concealed cistern WC. Extractor fan. uPVC window to front. Part tiled walls. Heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

Part of the Bagshaws Partnership



### Offices in:

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