



3 Rye Lane
Buxton



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

3 Rye Lane Buxton Derbyshire, SK17 9YG



Bury and Hilton are delighted to offer for sale this recently constructed and immaculately presented, two bedroomed semi detached property located on a popular new development in Harpur Hill, however quietly tucked away on a cul-de-sac with fabulous views. The property itself was constructed in 2024 and therefore retains 8 years remaining on the NHBC guarantee.

Offers In The Region Of £235,000

Leek - 01538 383344

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Entrance Hall

Front upvc entrance door. Radiator. Stairs off leading to first floor. Herringbone effect Lino flooring.

Lounge

13'6 x 10'3

Upvc window to front. Radiator. Carpet flooring.

Kitchen Diner

13'2 x 10'3

Fitted with a modern and matching range of wall and base units with drawers with work surface over incorporating one and a half bowl stainless steel sink with mixer tap over. Four ring gas hob with electric oven below and extractor hood over. Integrated appliances including fridge freezer and washing machine. Radiator. Upvc window to rear and patio doors leading to the rear garden. Herringbone effect Lino flooring. Space for dining table.

Large pantry under stairs storage cupboard. 8'10 x 2'11

Downstairs Wc

5'8 x 3'5

Wc and wash hand basin. Upvc window to side. Radiator. Herringbone effect Lino flooring.

First Floor Landing

Radiator. Loft access. Carpet flooring.

Bedroom One

13'2 x 10'9

Upvc window to front. Radiator. Built in over stairs storage cupboard. Carpet flooring.

Bedroom Two

13'3 x 8'8

Upvc window to rear. Radiator. Carpet flooring.

Bathroom

Fitted with a modern and matching three piece suite comprising: Wash hand basin, WC and paneled bath with wall mounted shower over. Partially tiled walls. Radiator. Extractor fan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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

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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