



21 Milnbank Avenue  
Buxton



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

# 21 Milnbank Avenue

Buxton

SK17 7PS



\*Three bed roomed well presented semi detached property with enclosed rear garden and driveway parking to the front.

\*Recently installed kitchen and bathroom

\*Upvc double glazing and gas central heating.

\*Accommodation in brief comprises: Entrance porch, hallway, lounge and dining kitchen to the

**Per Calendar Month**  
**£995 Per Calendar Month**

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

#### Entrance Porch

With inner door leading to:

#### Entrance Hallway

With stairs off to first floor. Storage cupboard.

#### Lounge

With Log burning stove. Bay window to front. Radiator.

#### Kitchen Diner

Recently installed fitted kitchen with a range of wall and base units with drawers with worksurface over. Integrated oven and hob with extractor hood over. Space for fridge freezer, washing machine and dishwasher. Upvc window to rear and door leading onto the rear garden. Radiator. Open plan onto dining space.

#### First Floor Landing

Doors off leading to:

#### Bedroom

With bay window to front and fitted wardrobes. Radiator

#### Bedroom

Window to rear. Radiator

#### Bedroom

Window to front. Radiator.

#### Bathroom

Fitted with a recently installed matching suite comprising: Panelled bath with wall mounted shower over, wc and wash hand basin. Window to rear. Radiator.

#### Outside

To the front of the property is a driveway. To the rear of the property is an enclosed rear garden laid with patio seating area and lawn.

EPC- D

HPBC- C

#### 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.



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	



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344  
E: leek@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
Uttorexeter	01889 562811