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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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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SALES

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62 Milldale Avenue
Buxton SK17 9BG



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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This delightful detached house offers a perfect blend of comfort and style. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and individuals alike.

As you approach the house, you will be greeted by its attractive façade, which hints at the warmth and character that lies within. The spacious interior boasts well-proportioned rooms, allowing for a versatile living space that can be tailored to your needs. Natural light floods through the windows, creating a bright and inviting atmosphere throughout the home.

The layout of the house is thoughtfully designed, providing ample space for both relaxation and entertaining. The living areas are perfect for family gatherings or quiet evenings in, while the kitchen offers a functional space for culinary enthusiasts.

Outside, the property benefits from a private garden, providing a serene outdoor space to enjoy the fresh air and sunshine. This area is perfect for children to play, or for hosting summer barbecues with friends and family.

Located in Buxton, known for its stunning scenery and rich history, this home is conveniently close to local amenities, schools, and transport links. Whether you are looking to explore the beautiful Peak District or enjoy the vibrant community life, this property offers an excellent base.

In summary, this detached house on Milldale Avenue is a wonderful opportunity for those seeking a comfortable and inviting home in a desirable location. With its charming features and spacious layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

NO ONWARD CHAIN!

Porch
Composite front door, radiator, UPVC window.

Separate W/C /Cloaks
Low flush W/C, pedestal wash basin, radiator, UPVC windows.

Lounge (24ft x 14ft 1in narrowing to 9ft 10in)
Multi fuel log burner, UPVC to front, radiator, stairs to 1st floor, designer column radiator UPVC sliding patio door to rear garden.

Dining room (11ft 10in x 7ft 2in)
2 UPVC windows, radiator.

Utility (7ft 9in x 5ft 2in)
Attractive floor units with granite worktops, inset stainless steel sink unit, plumbing for washing machine and space for Dryer, UPVC window, UPVC door to rear, Baxi combi boiler, double radiator, extractor fan.

Kitchen (17ft x 7ft 3in)
Attractive floor units with Granite work tops, wall cupboards, Belfast sink unit, integrated dishwasher, fridge freezer and microwave, stainless steel extractor hood, radiator, UPVC window, Velux window.

Landing
UPVC window.

Bathroom
Paneled bath with shower and mixer taps, wash hand basin, low flush wc, shower enclosure with electric shower units, central heated towel radiator, UPVC window, extractor fan, tiled walls and floors with under floor heating.

Bedroom (10ft x 9ft 9in)
UPVC window, radiator.

Bedroom (13ft 7in x 10ft)
UPVC window, radiator.

Bedroom (9ft 11in x 7ft 1in @ max)
UPVC window, radiator, built in cupboard.

Outside
Attractive rear garden laid to 2 paved patio areas and lawn.

Large Garden Shed (17ft 6in x 6ft)
Electric light and power.