



14 Hadfield Drive  
Chinley



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

## 14 Hadfield Drive

Chinley  
High Peak, SK23 6EZ



Offers In The Region Of  
£280,000

### Entrance Hallway

Front UPVC entrance door. LVT flooring. Carpeted stairs leading to the first floor. Radiator.

### Downstairs WC

Fitted with a low-level dual flush WC. Wash hand basin with mixer tap and tiled splashback. Tiled flooring. Radiator and UPVC double glazed window to front.

### Living Room

UPVC window to front. Radiator. Carpet flooring. Understairs storage cupboard.

### Kitchen Diner

Fitted with a range of wall and base units, including drawers with worksurface over. Incorporating one and a half bowl stainless steel sink with drainer and mixer tap over. Four ring gas hob with electric oven and extractor hood over. Space for fridge freezer and space and plumbing for washing machine. Wall cupboard housing the 'Ideal' gas combination boiler. LVT flooring. Radiator. UPVC window to rear and UPVC patio doors leading onto the rear garden.

### First Floor Landing

Carpeted flooring. Doors too:

### Master Bedroom

Two UPVC windows to front. Radiator. Carpeted flooring.



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# Accommodation

## Bedroom Two

UPVC window to rear. Radiator. Loft access. Carpeted flooring.

## Bedroom Three

UPVC window to rear. Radiator. Carpeted flooring.

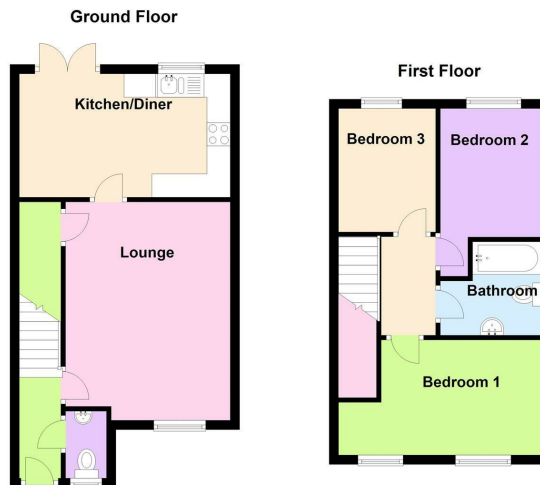
## Bathroom

Fitted with a three-piece suite comprising: wash hand basin with mixer tap, low level WC with dual flush and panelled bath with wall mounted shower over. Partially tiled walls. LVT flooring. UPVC window to side. Heated towel rail.

## Outside

To the front of the property there is a tarmacked drive to provide off road parking for at least two vehicles and lawned garden. There is a shared pathway to the side of the property which leads to the enclosed rear garden via a private gate.

To the rear of the property there is a good-sized fully fenced garden laid mainly to lawn with paved area.



## FREEHOLD

Please note there is a £286 plus VAT service charge which is paid annually to contribute to the private road upkeep and the sites upkeep.

HPBC- C

EPC- B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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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