



36 Dakin Avenue
Buxton



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

36 Dakin Avenue
Buxton
Derbyshire, SK17 7EE



Bury and Hilton are delighted to offer for sale this three bedroomed semi detached house located in a popular residential area close to town and amenities, benefitting from Gas central heating and Upvc double glazing.
Internal accommodation briefly comprises: Lounge, Kitchen Diner, and downstairs WC to the ground floor with Three bedrooms and family bathroom to the first floor.

Offers In The Region Of
£179,950

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

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Externally the property has a tarmacked driveway to the front providing off road parking with good sized rear garden.
Viewing is highly recommended.

Entrance Hall
Upvc front entrance door. Radiator. Stairs leading to first floor.

Living Room
12'9 x 10'6
Upvc window to front. Radiator. Gas fire with surround. Laminate flooring.

Kitchen Diner
14'1 x 9'2
Fitted with a matching range of wall and base units with drawers and work surface over incorporating one and a half bowl stainless steel sink with tiled splashbacks. Space and plumbing for washing machine, space for dryer, space for cooker and space for fridge freezer. Extractor hood. Space for dining table. Upvc window to rear. Radiator. Laminate flooring.

Rear hallway
Upvc door leading to side of property. Useful understairs storage cupboard.

Wc
Low level WC with dual flush and wash hand basin. Wall mounted 'Alpha' gas combination boiler. Upvc window to rear. Tiled walls.

First Floor Landing
Upvc window to side. Loft access.



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		84
(69-80) C		
(55-68) D	63	
(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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