



36 Dakin Avenue
Buxton



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

36 Dakin Avenue
Buxton
Derbyshire, SK17 7EE



Offers In The Region Of
£179,950

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.

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

Upvc window to front. Radiator. Gas fire with surround. Laminate flooring.

Kitchen Diner

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.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Accommodation

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.

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to front. Radiator. Built in wardrobes and drawers.

Bathroom

Fitted with a suite comprising: Wash hand basin with mixer tap over and storage below with further matching storage cupboard unit, low level wc with dual flush and bath with mixer tap. Wall mounted shower unit over bath. Extractor fan. Fully tiled walls and floor. Heated towel rail. Upvc window to front.

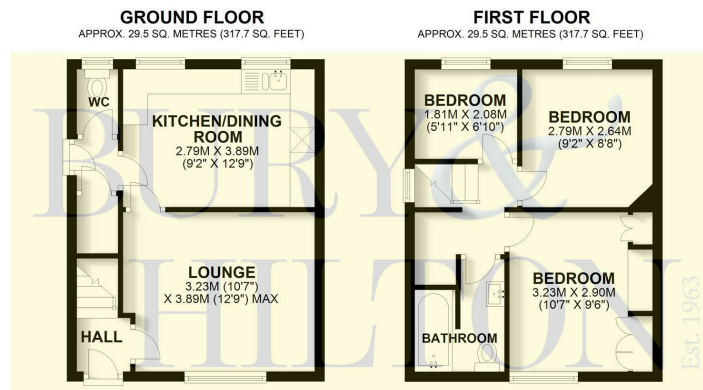
Outside

To the front of the property is a tarmacked driveway providing off road parking. There is access to the rear garden down the side of the property. To the rear of the property is an enclosed rear garden laid mainly to lawn with paved patio area,

EPC- D

HPBC- BAND B

FREEHOLD



TOTAL AREA: APPROX. 59.0 SQ. METRES (635.4 SQ. FEET)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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

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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@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
Penkridge	01785 716600
Uttoxeter	01889 562811

