



2 Kendal Close
Buxton



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

2 Kendal Close

Buxton

Derbyshire, SK17 9PB



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Offers In The Region Of

£234,000

Entrance Hallway

Upvc entrance door. Radiator. Stairs to first floor.

Lounge

Upvc window to front. Radiator x2. Useful understairs storage area.

Open plan Dining Kitchen

Dining Area- 11'11 x 6'1- Radiator. Space for dining table opening too:

Kitchen- 11'2 x 9'8- Fitted with wall and base units with work surfaces over and tiled splash backs, single sink unit with mixer tap and drainer, gas cooker with oven and grill with extractor above, space for fridge/freezer, space and plumbing for washing machine and dishwasher, upvc double glazed window to rear and frosted double glazed door leading to rear garden.

First Floor Landing

Loft access. (Please note, new Gas combi boiler is located in the loft, installed 2022)

Bedroom

Upvc window to rear. Radiator. Loft access.

Bedroom

Upvc window to side. Radiator



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Accommodation

Bedroom

Upvc window to front. Radiator. Large built in storage cupboard.

Bathroom

Paneled bath, low level WC, pedestal wash hand basin, radiator, built in large storage cupboard, frosted double glazed window to side, partially tiled walls.

Outside

To the front of the property there is a driveway providing ample off road parking with further lawned area. The driveway leads to the side and rear of the property where the garage can be found.

To the rear of the property is an enclosed garden mainly flagged and access to the garage. Outside tap.

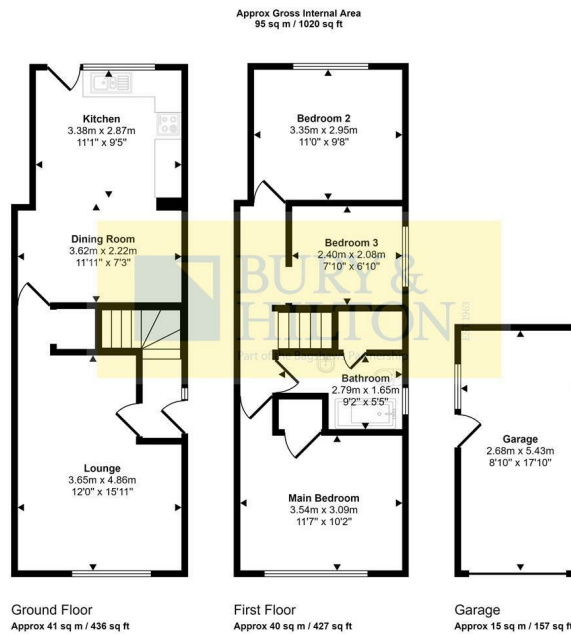
Detached Garage

Up and over door, double glazed window to side and Upvc door leading to garden. With power and light.

EPC D

FREEHOLD

HPBC- BAND B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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