



49 Amberley Drive
Buxton



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

49 Amberley Drive

Buxton

Derbyshire, SK17 9PF



3



1



1



B

Offers In The Region Of
£273,950

Entrance Hall

Radiator. Stairs off. Laminate flooring. Meter cupboard.

Living Room

Radiator. Access to:

Kitchen / Diner

Wall and base units. Integrated fridge, freezer, dishwasher and washing machine. Electric hob and extractor unit. Double electric oven. Sink unit with drainer, rinser bowl and mixer tap. Spotlights. Laminate flooring with underfloor heating. Side door. Understairs storage. Double doors to:

Conservatory

Radiator. Double doors to side.

Landing Area

Loft access - boarded for storage and with power and lighting. Storage alcove. Cupboard housing central heating boiler.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.



Buxton - 0129827524

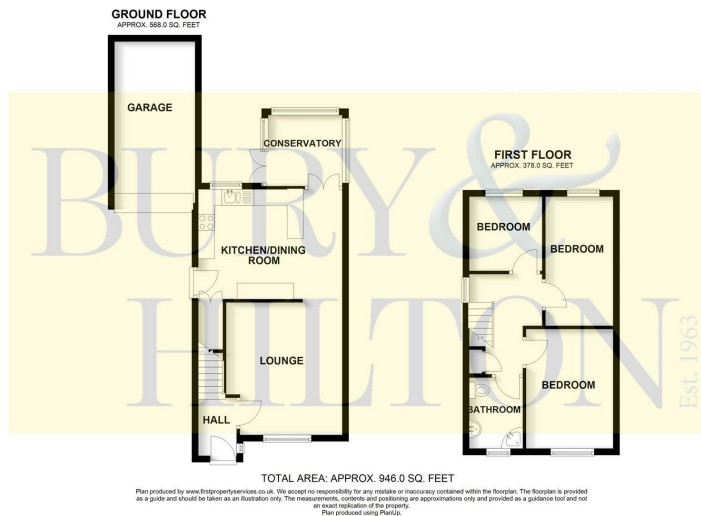


buxtonhomes@buryandhilton.co.uk





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



Accommodation

Bathroom

Corner bath with shower over. W.c. Wash basin. Heated towel rail. Tiled walls. Laminate flooring.

Outside

Driveway to the front and side providing ample off street parking and leading to a detached single garage with power and lighting. Pleasant sized private rear garden area with paved and astro-turf areas.

FREEHOLD

EPC-B

HPBC-C

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.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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
Uttoxeter	01889 562811

arla | propertymark

