



8 Tedder Avenue  
Buxton



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



## 8 Tedder Avenue

Buxton  
Derbyshire, SK17 9JU



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Offers In The Region Of  
£265,000

### Entrance Hallway

With front Upvc entrance door. Useful understairs storage cupboard. Radiator. Stairs off to the first floor.

### Lounge

With Upvc window to rear. Radiator. Electric fire with feature stone surround with shelving.

### Kitchen Diner

Fitted with a matching range of wall and base units with drawers and work surface over incorporating stainless steel sink and drainer. Tiled splash backs. Space for gas cooker with oven and grill below with extractor hood over. Space and plumbing for washing machine, space for dryer, space for fridge freezer and space for dining table. Upvc window to front and side. Radiator.

### Rear Porch

Brick built with windows to three elevations. Rear door leading to the rear garden. Tiled flooring.

### First Floor Landing

Loft access. Airing cupboard housing the 'Worcester' gas combi boiler.

### Bedroom One

Upvc window to rear. Radiator. With fitted wardrobes with ample storage.

### Bedroom Two

Upvc window to rear. Radiator. Built on wardrobe.

### Bedroom Three

Upvc window to front. Radiator. Fitted wardrobe.



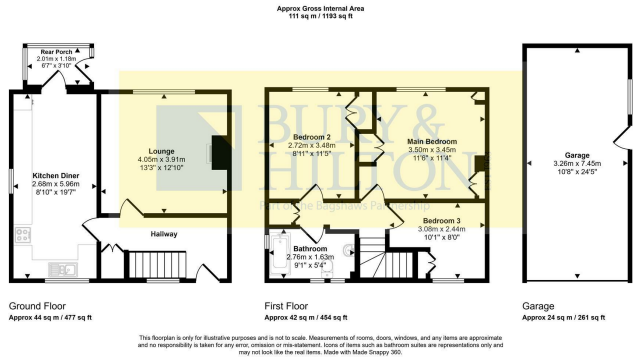
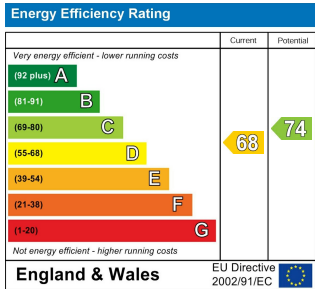
Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk







# Accommodation

**Bathroom**  
Fitted with a suite comprising: Tiled paneled bath with tiled splashback, Wc and wash hand basin. Heated towel rail. Radiator. Extractor fan. Upvc windows to front and side.

**Outside**  
To the front of the property is a gated access, which leads to a tarmacked drive way with further lawned garden to the side. Paved pathway leading to the front door. Borders with mature plants and shrubs. To the rear of the garden is a beautifully landscaped garden, laid with lawn and paved patio seating area. Hard standing area housing the two garden sheds. Beautiful borders with a range of flowers, plants and shrubs.

**Garage**  
Detached garage with up and over door to front. Power and lighting.

EPC- ORDERED  
FREEHOLD  
HPBC- BAND B

**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.

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17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

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**Offices in:**

Ashbourne	01335 342201
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