



21 Clifton Drive  
Buxton



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Part of the Bagshaws Partnership



**21 Clifton Drive**  
Buxton  
Derbyshire, SK17 9LY



**Offers In The Region Of**  
**£149,950**

Bury and Hilton are delighted to offer for sale this well presented one bedroomed Quasi semi detached property, which is an ideal starter home for first time buyers.

Set in a popular residential area, this property has been upgraded and modernized by the current vendors including new kitchen, new bathroom and recently installed gas central heating.

Internal accommodation in brief comprises: Open plan lounge and kitchen to the ground floor with bedroom and bathroom to the first floor.

Externally the property sits in a good sized plot which includes garden, driveway to provide off road parking and outside shed/workshop.

With Upvc double glazing and gas central heating. Viewing is highly recommended.

**Open plan Lounge and Kitchen**

With Upvc front entrance door and Upvc window to front and side. Laminate flooring to the lounge area and radiator.

Fitted with a modern and matching range of wall and base units with drawers and granite work surface over incorporating inset one and a half bowl stainless steel sink. Space for 3/4 fridge freezer and space and plumbing for washing machine. Electric hob with electric oven below. Breakfast bar seating area.

Spiral staircase off leading to the first floor.

**First Floor Landing**

Open ceiling space with ceiling mounted 'pulleymaid'. With doors off leading to:

**Bedroom**

With Upvc window to front and side. Radiator.

Built in cupboard currently used as a wardrobe.

Built in storage cupboard housing the recently installed 'Valliant' gas combi boiler.



Buxton - 0129827524



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# Accommodation

## Bathroom

Fitted with a recently installed and modern suite comprising: P shaped paneled bath with wall mounted shower fittings over, vanity wash hand basin and Wc. Extractor fan. Tiled flooring. Heated towel rail. Upvc window to front.

## Outside

The property benefits from a driveway, to provide off road parking. (please note this is accessed off Hastings Road and is the right hand side of the driveway). The property comes with a good sized garden laid mainly with lawn. There is a paved pathway leading down to the front of the property. Large Shed which is included in the sale with built in work benches. External storage cupboard housing the domestic meters.

HPBC- BAND A

EPC- D

FREEHOLD

## 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.

## Broadband Connectivity

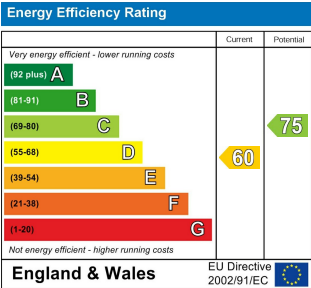
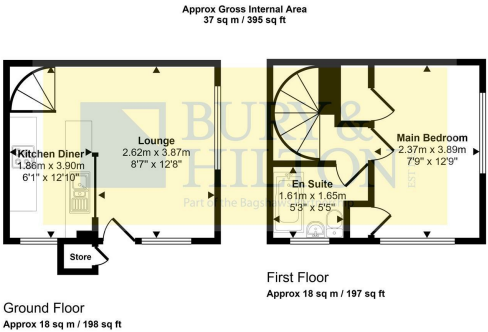
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## 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.

## 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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