



53 Amberley Drive  
Buxton



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

53 Amberley Drive  
Buxton  
Derbyshire, SK17 9PF



Bury and Hilton are delighted to offer for sale this well presented semi-detached property which is located in a highly sought after cul-de-sac location in Harpur Hill, ideal for first time buyers, growing families and buyers alike.

Benefiting from Upvc double glazing, gas fired central heating and solar panels.

Accommodation in brief comprises: Entrance hall, living room, and kitchen diner to the ground

Offers In The Region Of  
£275,000

Buxton - 0129827524

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

**Entrance Hallway**

With front uPVC entrance door. Cupboard housing the domestic meters. Column style radiator. Oak wooden flooring. Stairs off to the first floor.

**Lounge**

With uPVC with to front. Oak wooden flooring. Radiator. Half decorative wall paneling.

**Dining Kitchen**

Fitted with a range of wood effect shaker style wall and base units with drawers and working surface over incorporating the circular inset sink with drainer and mixer tap with matching splash backs. Four ring gas hob with electric oven below and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Space for dining table. Oak wooden flooring. Doors leading onto the rear garden and into the garage. uPVC window to rear. Radiator. Understairs storage cupboard.

**Car port/ Garage**

With up and over door to front and door leading into the kitchen and one to the rear garden. With power.

**First Floor Landing**

uPVC window to side. Column style radiator. Loft access with pull down ladder to boarded loft space. Over stairs storage cupboard housing the Alpha gas combi boiler.

**Bedroom One**

uPVC window to front. Column style radiator. Built in wardrobe.

**Bedroom Two**

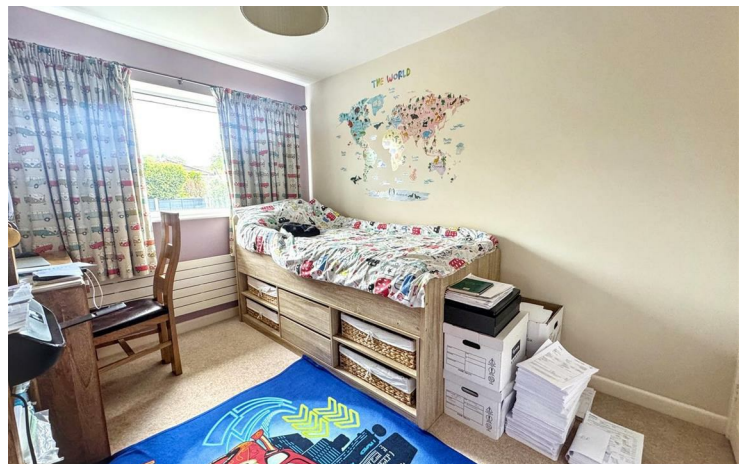
uPVC window to rear. Column style radiator. Built in wardrobe.

**Bedroom Three**

uPVC window to rear. Column style radiator.

**Bathroom**

Fitted with a modern and bright suite comprising: Bath with wall mounted shower over and folding shower screen, vanity wash hand basin with storage below and concealed cistern WC. Extractor fan. uPVC window to front. Part tiled walls. Heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Notes

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