DENISE WHITE™
BESPOKE ESTATE AGENT









35 Beech View Drive, Buxton, SK17 9NS

Offers in the region of £250,000

"Home is where your story begins."

This three-bedroom end of terrace property is situated on a popular residential development in Harpur Hill, Buxton. Offering well-proportioned accommodation arranged over two floors, the property benefits from off-road parking and an enclosed rear garden. Ideally suited to first-time buyers and those looking to move up the property ladder, this home presents an excellent opportunity to acquire a property in a desirable residential location with no onward chain involved.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agent Comments

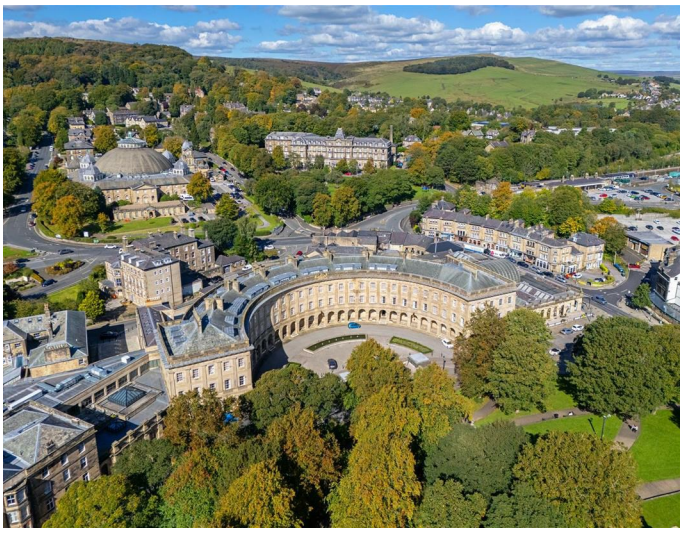


Built in 2012, this three-bedroom end-of-terrace property is situated on a popular residential development in Harpur Hill, Buxton. The property is conveniently located within walking distance of a well-regarded local primary school and a local bus route.

The property offers well-presented accommodation arranged over two floors, which in brief comprises: an entrance hallway, downstairs WC, spacious lounge with a useful understairs storage cupboard, and a kitchen/diner with patio doors opening onto the rear garden.
To the first floor are three bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom.
Externally, the property benefits from a driveway providing off-road parking, a front garden and an enclosed rear garden, ideal for outdoor enjoyment.

Presented in move-in-ready condition, this attractive home would be ideally suited to first-time buyers, young families or those looking to downsize.

Location



Beech View Drive is a popular residential estate situated in the sought-after area of Harpur Hill, Buxton. The location benefits from convenient access to local bus services and a well-regarded primary school, making it particularly appealing to families. Buxton town centre is just a short distance away, providing a range of shops, amenities and leisure facilities. The surrounding area also offers easy access to the scenic Peak District countryside, combining everyday convenience with an attractive semi-rural setting.

Why We Love This Property!



We love this property because it offers modern, well-presented accommodation in a popular residential location, with a practical layout suited to a range of buyers. Built in 2012, it will be energy efficient home.

The driveway provides convenient off-road parking and subject to all relevant permissions, there is space and scope for a possible Garage to be built. Overall, it is a ready-to-move-into home that combines comfort, convenience and practicality, making it an excellent choice for first-time buyers, young families or those looking to downsize.

Entrance Hallway

Front uPVC entrance door. Carpet flooring. Radiator. Ceiling light. Stairs off leading to the first floor. Doors off leading to:-

Downstairs WC



Lino flooring. Low level WC. Wash hand basin with tiled splashbacks. Radiator. uPVC obscure glazed window to the front.

Lounge

14'3 x 12' (4.34m x 3.66m)



Carpet flooring. uPVC window to the front. Radiator. Ceiling light. Large understairs storage cupboard.

Kitchen Diner

15'3 x 8'9 (4.65m x 2.67m)



Fitted with a modern and matching range of wall and base units with drawers with wooden effect working surfaces over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine. Space for under counter appliance. Space for fridge freezer. Electric oven with four ring gas hob and extractor hood over. Contrasting gloss base units to one wall with working surface over. Lino flooring. uPVC window to rear. uPVC patio doors leading onto the rear garden. Radiator. Wall mounted

'Ideal' gas combi boiler. Ceiling spotlights and ceiling light.

First Floor Landing



Carpet flooring. Large storage cupboard. Ceiling light. Loft access. Doors off leading to:-

Bedroom One

12' x 9'5 (3.66m x 2.87m)



Carpet flooring. Radiator. uPVC window to the front. Large over stairs storage cupboard.

En-Suite



Fitted with a suite comprising:- Low level WC. Wash hand basin. Corner shower cubical with wall mounted shower over. Half tiled walls. Lino flooring. Radiator. uPVC obscure glazed window to the front.

Bedroom Two

9' x 7'7 (2.74m x 2.31m)



Carpet flooring. Radiator. uPVC window to the rear. Ceiling light.

Bedroom Three

7'6 x 6 (2.29m x 1.83m)



Carpet flooring. Radiator. uPVC window to the rear. Ceiling light.

Bathroom



Fitted with a matching suite comprising:- Panelled bath. Low level WC. Wash hand basin. Lino flooring. Half tiled walls. Radiator. uPVC obscure glazed window to the side.

Outside



To the front of the the property is a tarmacked driveway providing off road parking for several vehicles. Further lawned garden to the front of the property with decorative gravelled boarders and flagged pathway leading to the front door. Gated side access to the rear of the property. To the rear of the property is an enclosed garden, laid with paved patio seating area and lawned garden. Bed borders with an array of mature shrubs and plants.

Agents Notes

Tenure: Freehold
Services: All Mains Services Connected
Council Tax: High Peak Borough Council- Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Will Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

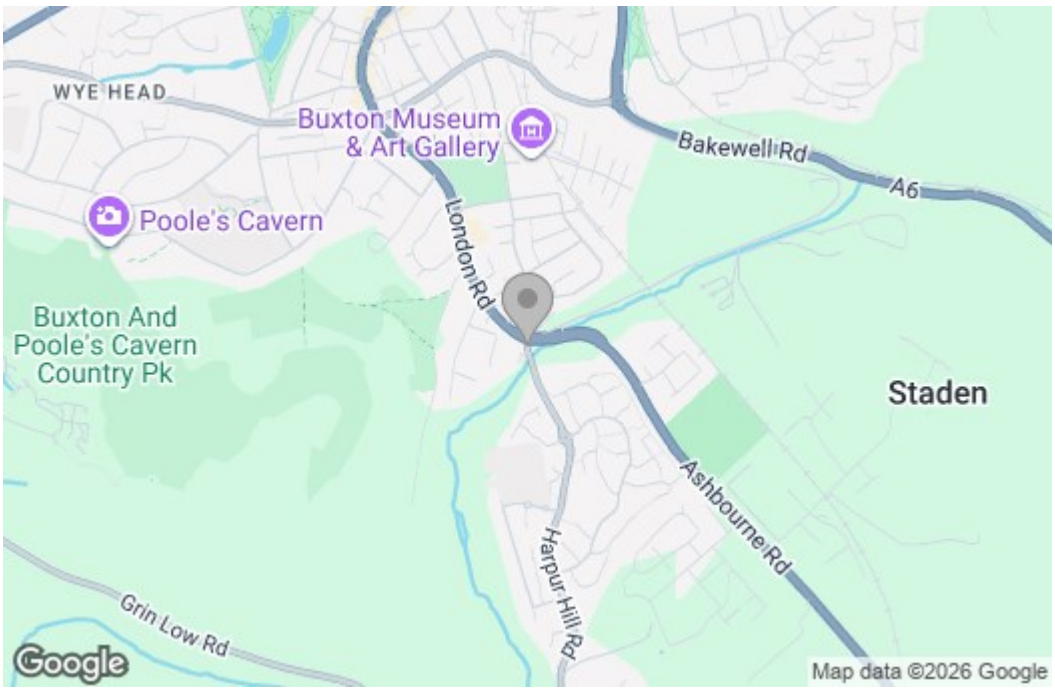
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

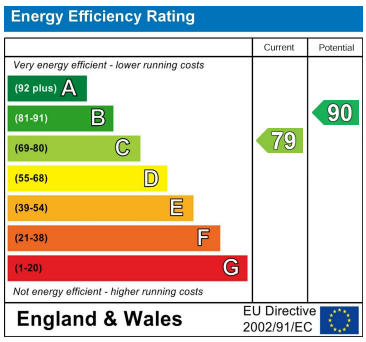
Floor Plan

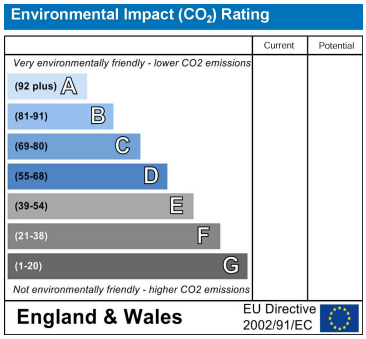


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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