



31 Beech View Drive  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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# 31 Beech View Drive

Buxton

Derbyshire, SK17 9NS



Bury and Hilton are delighted to offer for sale this well presented, three bedroomed end of terrace, family home quietly located at the end of a residential estate, in a popular area of Harpur Hill.

Accommodation briefly comprises: Entrance hallway, downstairs Wc, lounge and kitchen diner to the ground floor with three bedrooms (one en-suite) and family bathroom to the first floor.

## Asking Price

£250,000



Buxton - 0129827524



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### Entrance Hall

Front entrance door. Radiator. Laminate flooring. Stairs off to first floor.

### Downstairs Wc

With WC and wash hand basin. Upvc window to front. Radiator.

### Lounge

With Upvc window to front. Radiator. Large under stairs storage cupboard.

### Dining Kitchen

Fitted with a matching range of wall and base units with drawers and work surface over incorporating one and a half bowl sink with mixer tap and drainer. Wall cupboard housing the 'Ideal' gas boiler. Space and plumbing for washer and space for dryer. (please note there is plumbing for dishwasher here also) space for fridge freezer. Four ring gas hob with electric oven below and extractor hood over. Tiled flooring. Upvc window to rear and patio doors leading onto the rear garden. Space for dining table.

### First Floor Landing

Loft access. Large built in storage cupboard.

### Bedroom

Upvc window to front. Radiator. Large storage cupboard over the stairs.

### En Suite

Fitted with WC, wash hand basin and shower cubical with wall mounted shower over. Upvc window to front. Half tiled walls. Radiator.

### Bedroom

Upvc window to rear. Radiator.

### Bedroom

Upvc window to rear. Radiator.

### Family Bathroom

Fitted with a matching suite comprising: Paneled bath, wash hand basin and WC. Half tiled walls.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 90        |
| (69-80) C                                   | 78      |           |
| (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                     |         |           |

## 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.



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