



43 Milldale Avenue
Buxton



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

43 Milldale Avenue

Buxton

Derbyshire, SK17 9BG



Bury and Hilton are delighted to bring to the market this true bungalow which is situated in one of Buxton's most sought after areas, with spacious living accommodation on offer and fantastic external space with views over Buxton town and the surrounding hills including Corbar Cross. Internal accommodation in brief comprises: Entrance porch, hallway, lounge, kitchen diner, conservatory, garage, three bedrooms and family bathroom. Loft space with huge potential for

Offers In The Region Of £415,000



Leek - 01538 383344



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Entrance Porch

uPVC front entrance door and uPVC windows. Inner uPVC door leading to:

Hallway

Spacious hallway with built in floor to ceiling storage cupboard with sliding doors. Radiator. Laminate flooring. Loft access with pull down ladder. (please note, the roof has window to front and two velux style windows to rear)

Lounge

uPVC window to front. Radiator. Electric fireplace.

Kitchen Diner

Fitted with a range of wall and base units with drawers with working surface over incorporating one and a half bowl ceramic sink with mixer tap and drainer. Tiled splash backs. Full wall of matching floor to ceiling cupboards, one of which housing the 'Worcester' gas combi boiler. Electric hob with electric oven below and extractor hood over. Space and plumbing for washing machine. Integrated dish washer. Space for dining table. Radiator. uPVC window to rear. uPVC door onto rear garden and uPVC sliding doors leading into conservatory.

Conservatory

uPVC construction with patio doors leading onto the rear garden. Inner door into garage.

Garage

With power and lighting. Electric roller door to front and internal access into conservatory.

Bedroom

uPVC window to front. Radiator.

Bedroom

uPVC window to front. Radiator.

Bedroom

uPVC window to rear. Radiator.



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