



1 Brandside Avenue  
Buxton



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



## 1 Brandside Avenue

Buxton

Derbyshire, SK17 9GW



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B

Offers In The Region Of  
£265,000

### Entrance Hallway

With front entrance door. Radiator and stairs off to first floor. Karndean flooring laid in herringbone pattern.

### Downstairs Wc

Wc and wash hand basin. Radiator. Extractor fan. Karndean flooring laid in herringbone pattern.

### Lounge

With Upvc windows to front and side. Radiator.

### Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers and work surface over with stainless steel sink with mixer tap and drainer. Integrated fridge freezer and dishwasher. Four ring gas hob with electric oven below and extractor hood over. Wall cupboard housing the 'Ideal Logic' gas combi boiler. Upvc window to rear and patio doors leading onto rear garden. Tiled flooring. Useful understairs storage cupboard.

### First Floor Landing

With large over stairs storage cupboard. Radiator. Loft access.

### Bedroom One

With Upvc window to front. Radiator. Built in wardrobes. Door too:

### En Suite

Fitted with Wc, wash hand basin and fully tiled shower cubical with shower head over. Half tiled walls. Radiator. Extractor fan. Upvc window to side.

### Bedroom Two

Upvc window to rear. Radiator.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

## Accommodation

### Bedroom Three

Upvc window to front. Radiator.

### Bathroom

Fitted with a matching three piece suite comprising: Wash hand basin, wc and paneled bath with wall mounted shower over and shower screen. Upvc window to rear. Radiator. Extractor fan.

### Outside

To the front of the property is a driveway to provide off road parking with further lawned garden to the side. Gated access from the front to the rear. To the rear of the property is an enclosed south east facing garden, with lawned area and paved patio seating.

### Utility/ Outhouse

With power, lighting, electric heating and space and plumbing for washing machine and dryer. Ample storage space.

FREEHOLD

EPC BAND B

HPBC- BAND C

Please note- there will be a charge of approx. £90 per annum once the estate is complete for the upkeep of the site.

### 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.

### Fixtures and Fittings

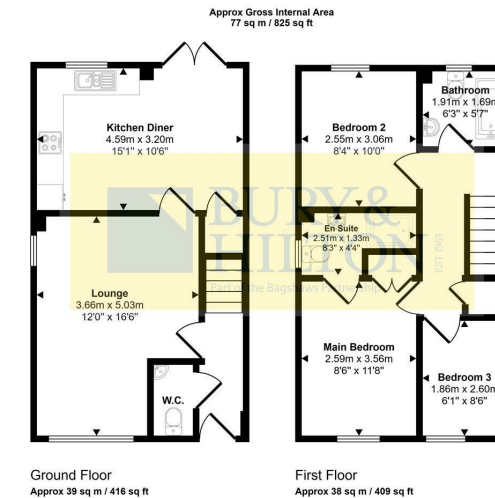
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### 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.

### 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

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

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

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Ashbourne	01335 342201
Bakewell	01629 812777
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