



30 Overdale Avenue
Buxton



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

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Buxton

Derbyshire, SK17 7PZ



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Offers In The Region Of £210,000

Entrance Hallway

uPVC front entrance door with glazed window to side. Laminate flooring, Radiator. Stairs off leading to the first floor and with doors off leading to:

Lounge

With uPVC bay window to front. Radiator. Laminate flooring.

Dining Room

With uPVC window to rear. Radiator. Carpet flooring.

Kitchen

Fitted with a range of wall and base units with working surface over incorporating stainless steel sink with mixer tap and drainer and tiled splash backs. Gas cooker with oven and grill with extractor hood over. Space and plumbing for washing machine. Larder style cupboard. uPVC window to rear. uPVC door leading to the side of the house. Laminate flooring, Radiator.

First Floor Landing

uPVC window to side. Radiator. Loft access. Carpet flooring.

Bedroom One

uPVC window to rear. Radiator. Carpet flooring.

Bedroom Two

uPVC window to front. Radiator. Fitted wardrobes and drawers. Carpet flooring.

Bedroom Three

uPVC window to front. Radiator. Over the stairs storage space with shelving.



Buxton - 0129827524



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Accommodation

Shower Room

Fitted with a corner shower with waterfall style shower head over and hand held shower also. Vanity wash hand basin with storage cupboard and WC. Fully tiled walls. Cupboard housing the 'Viessmann' gas boiler. Colum style radiator. uPVC window to side.

Outside

To the front of the property are steps leading to the front door with paved patio seating area. The shared driveway to the side provides access to the rear garden via a gate. To the rear of the property is a recently landscaped, enclosed garden laid with lawn and paved patio seating areas with raised wooden beds. Hard standing for timber shed. The boundaries are clearly marked with timber fencing.

FREEHOLD-
EPC-D
HPBC-C

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.

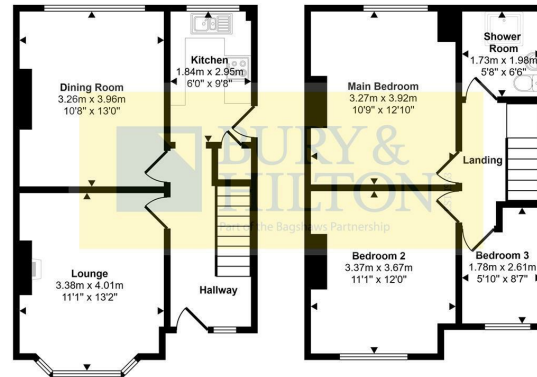
Mobile Network Coverage

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.

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.

Approx Gross Internal Area
80 sq m / 857 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 39 sq m / 420 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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