



43 Milldale Avenue
Buxton



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Buxton

Derbyshire, SK17 9BG



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C



acre(s)

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 conversion subject to all relevant permissions. Externally the property benefits from a well maintained gardens to the front and rear with driveway to provide off road parking.

With uPVC double glazing and gas central heating. Viewing is highly recommended.

Offers In The Region Of

£415,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

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.

Bathroom

Fitted with a matching suite comprising: Wc, wash hand basin and paneled bath with wall mounted shower over. Tiled walls and flooring. Heated towel rail. uPVC window to rear.

Outside

To the front of the property is a driveway to provide off road parking with well maintained lawn garden with well stocked beds with a range of shrubs, plants and flowers. Gated access leading to the rear. To the rear of the property is a good sized,

enclosed garden laid with paved patio seating area with raised lawn. Well stocked beds and mature bushed borders.

FREEHOLD

EPC- C

HPBC E

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.

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