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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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	

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SALES

£310,000

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3 Sunnyfields
Buxton SK179PX



Sunnyfields, Harpur Hill, Buxton, SK17 9PX – A well-proportioned three-bedroom semi-detached family home tucked away in a peaceful spot on the outskirts of Buxton, with lovely open aspects and easy access to town. This extended gem offers a welcoming entrance hall, a bright lounge with a cosy living flame gas fire and characterful open fireplace.

Hall:

Composite front door, radiator, stairs to first floor.

Lounge 14'1" x 12'10"

Single uPVC double glazed bay window, double radiator, living flame gas fire, large open fireplace.

Kitchen/Diner 19'1" x 17' at maximum

Attractive fitted units and work tops, wall cupboards, gas cooker point, stainless steel extractor hood, stainless steel sink unit, integrated dishwasher, breakfast bar, designer column radiator, double radiator, uPVC French doors to rear garden, double glazed window, three Velux windows.

Side Porch/Utility:

Worktop, plumbing for washing machine, uPVC door to side, Alpha combination boiler.

Separate WC:

Low level WC, radiator.

Bedroom 1: 9'3" x 8'3" at maximum L shaped,

UPVC double glazed window, radiator.

Bathroom:

Fully tiled, white hand basin, low level WC, shower enclosure, uPVC double glazed window, heated towel rail, extractor fan.

Bedroom 2: 10'1" x 9'5"

UPVC double glazed window, radiator.

Bedroom 3: 12'1" x 9' to wardrobe fronts

Built-in wardrobes, uPVC double glazed window, radiator.

Outside

Good sized rear garden with fantastic surrounding views off road parking for several cars.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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