



39 Curlew Avenue  
Buxton



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## 39 Curlew Avenue

Buxton  
Derbyshire  
SK17 9UN

- \* Bury and Hilton are delighted to offer for sale this superb three bedroomed detached property located on this popular, newly built development in the popular residential area of Harpur Hill.
- \* With 8 years still remaining on the NHBC guarantee, not only is this property immaculately presented, it was highly upgraded at build and boasts high quality fixtures and fittings throughout including with integrated appliances and quality Bathroom and En-Suite.
- \* Accommodation briefly comprises: Entrance Area, Living Room, Inner Hallway, W.c and Kitchen / Diner to the ground floor, Landing Area, Master Bedroom with En-Suite, Two further Bedrooms and Family Bathroom to the first floor.
- \* Externally the property has an immaculate rear garden with lawned area, sitting area and useful garden shed, to the front is a double driveway providing off road parking leading to a integral single garage with power and lighting.
- \* Benefitting from Upvc double glazing, gas central heating throughout and solar panels.
- \* Viewing is highly recommended for this ideal family home.

Offers In The Region Of £325,000



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Leek - 01538 383344



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# General Information

## Entrance Area

Radiator. Access to:

## Living Room

Radiator. Feature electric remote control fire.

## Inner Hall

Stairs off.

## W.c

W.c. Wash basin. Radiator.

## Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Integrated fridge, freezer, dishwasher and washing machine. Radiator. Understairs storage cupboard. Double doors to rear garden. Cupboard housing central heating boiler.

## First Floor

### Landing Area

Loft access - with storage area and light. Storage cupboard x 2 with power and light.

### Master Bedroom

Radiator. Fitted wardrobes.

### En-Suite

Shower cubicle. W.c. Wash basin. Radiator. Wall fan Heater, Electric Towel Rail, Extractor fan.

### Bedroom

Radiator. Fitted wardrobes.

### Bedroom

Radiator.

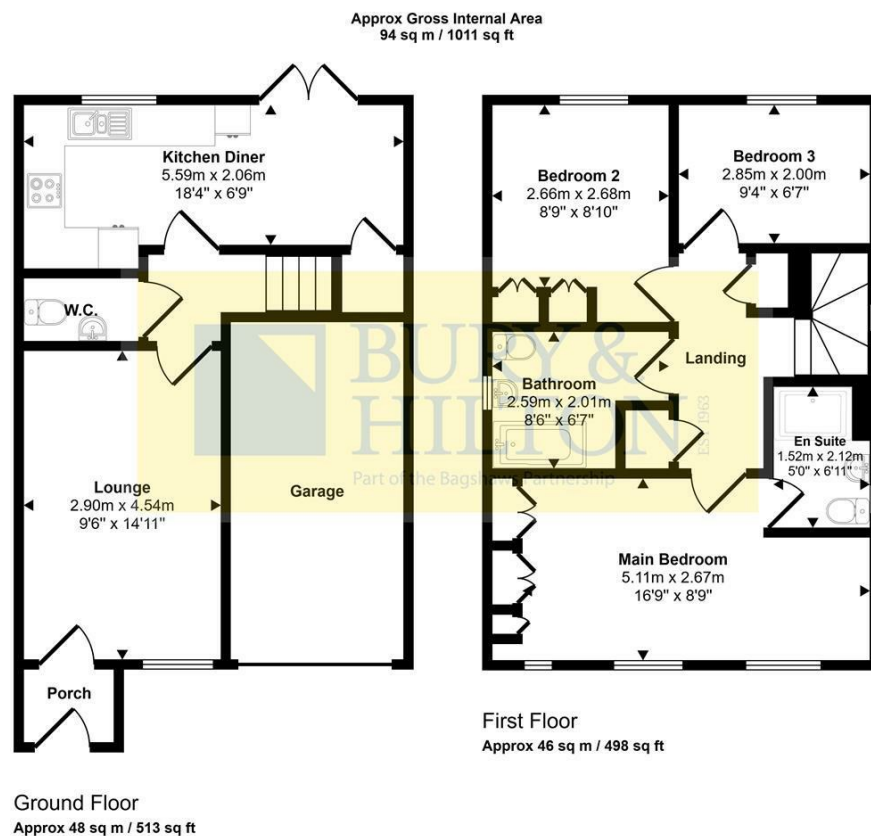
### Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Wall fan Heater, Electric Towel Rail, Extractor fan.

### Outside

Externally the property has an immaculate rear garden with lawned area, sitting area and useful garden shed, to the front is a double driveway providing off road parking leading to a integral single garage with power and lighting.





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.

### 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.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### 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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