

53 Amberley Drive

Buxton

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

53 Amberley Drive

Buxton
Derbyshire
SK17 9PF

Bury and Hilton are delighted to offer for sale this well presented semi-detached property which is located in a highly sought after cul-de-sac location in Harpur Hill, ideal for first time buyers, growing families and buyers alike.
Benefiting from Upvc double glazing, gas fired central heating and solar panels.
Accommodation in brief comprises: : Entrance hall, living room, and kitchen diner to the ground floor with landing area, three Bedrooms and bathroom to the first floor.
Driveway providing off road parking to the front and with carport/garage to the side of the property.
Pleasant sized private rear garden area with paved lawned and Astro-turf areas.
Viewing is highly reccomended.

Offers In The Region Of £275,000

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General Information

Entrance Hallway
With front uPVC entrance door. Cupboard housing the domestic meters. Column style radiator. Oak wooden flooring. Stairs off to the first floor.

Lounge
With uPVC with to front. Oak wooden flooring. Radiator. Half decretive wall paneling.

Dining Kitchen
Fitted with a range of wood effect shaker style wall and base units with drawers and working surface over incorporating the circular inset sink with drainer and mixer tap with matching splash backs. Four ring gas hob with electric oven below and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Space for dining table. Oak wooden flooring. Doors leading onto the rear garden and into the garage. uPVC window to rear. Radiator. Understairs storage cupboard.

Car port/ Garage
With up and over door to front and door leading into the kitchen and one to the rear garden. With power.

First Floor Landing
uPVC window to side. Colum style radiator. Loft access with pull down ladder to boarded loft space. Over stairs storage cupboard housing the Alpha gas combi boiler.

Bedroom One
uPVC window to front. Column style radiator. Built in wardrobe.

Bedroom Two
uPVC window to rear. Column style radiator. Built in wardrobe.

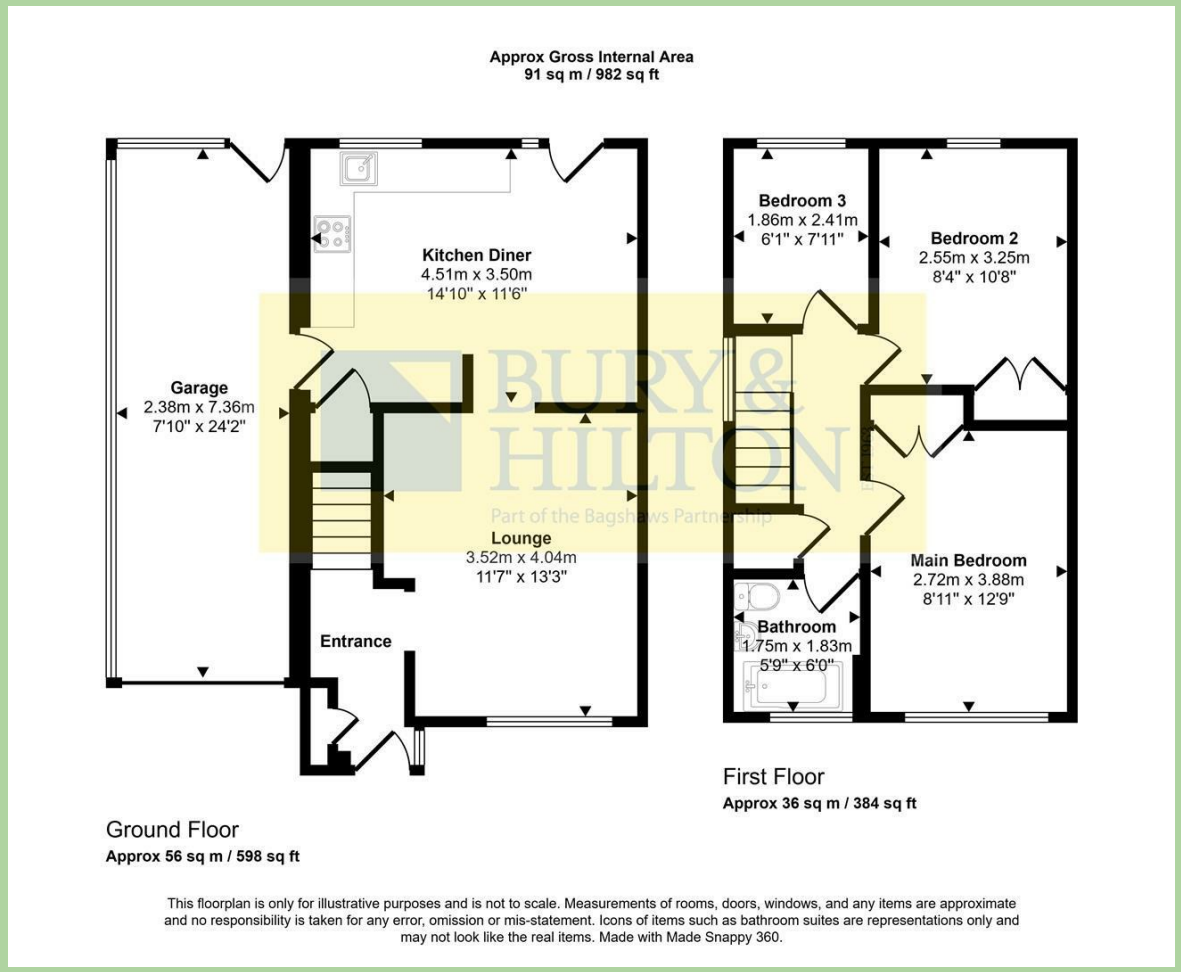
Bedroom Three
uPVC window to rear. Column style radiator.

Bathroom
Fitted with a modern and bright suite comprising: Bath with wall mounted shower over and folding shower screen, vanity wash hand basin with storage below and concealed cistern WC. Extractor fan. uPVC window to front. Part tiled walls. Heated towel rail.

Outside
To the front of the property is a tarmacked driveway proving off road parking with further lawned garden to the front of the property. To the rear of the property is an enclosed garden with paved patio seating area with steps leading up to further lawned area, decking area and Astro turfed area. An array of mature shrubs, bushes and plants. The boundaries are clearly marked with timber fencing.

FREEHOLD
EPC- C
HPBC- BAND 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.

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.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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