DENISE WHITE™
BESPOKE ESTATE AGENT









7 Milnbank Avenue, Buxton, SK17 7PS

Guide price £180,000

Guide Price £180,000 - £190,000

"Make your mark, create your space, and make it home."

This three-bedroom semi-detached property offers well-proportioned accommodation arranged over two floors, with excellent scope to put your own stamp on and create a home to suit your taste. The property benefits from off-road parking to the front, together with a garden and lovely views to the rear. Situated in a popular residential area in Buxton, Derbyshire.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

This three-bedroom semi-detached home occupies a popular residential location in Buxton and presents an exciting opportunity for buyers looking to create a home of their own.

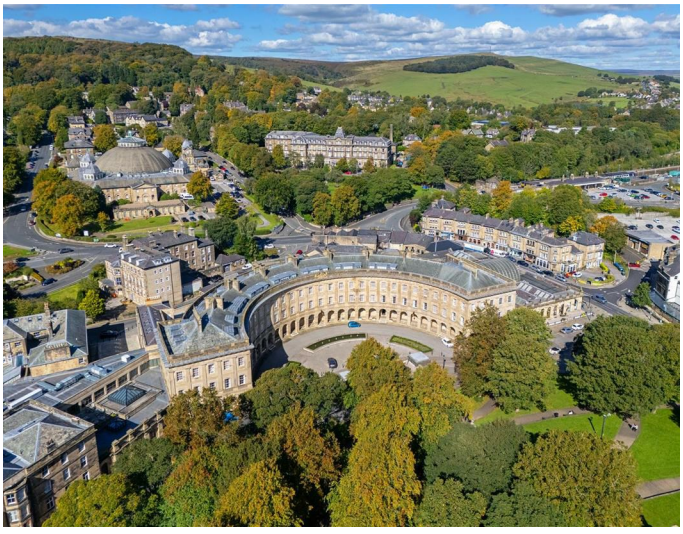
Arranged over two floors, the property offers well-proportioned accommodation with plenty of scope to update and personalise over time. Its versatile layout would suit a variety of purchasers, but it could make a particularly lovely home for a young family seeking space to grow.

Outside, the property benefits from generous off-road parking to the front, while the rear garden provides valuable space for children to play or simply relaxing and enjoying the lovely views beyond.

Although the property would benefit from some modernisation, it offers all the foundations of a comfortable family home: three bedrooms, good living space, private parking and a garden, all within an established and sought-after residential area of Buxton.

A fantastic blank canvas with genuine potential, ready for its next owners to put down roots and make it their own.

Location



Fairfield is a popular and well-established residential area of Buxton, offering the perfect balance of everyday convenience and easy access to the surrounding Peak District countryside. With local shops, schools and community facilities close by, it is an appealing setting for families, first-time buyers and anyone wishing to enjoy life in this much-loved spa town.

Buxton itself is one of the jewels of the Peak District, renowned for its beautiful architecture, the Pavilion Gardens, Buxton Opera House and its lively selection of independent shops, cafés, bars and restaurants. Spectacular countryside, scenic walks and outdoor adventures are all within easy reach, while excellent road and rail connections make travelling towards Manchester and the surrounding towns straightforward.

It is a location where town life and countryside living come together beautifully, making it easy to understand why Buxton remains such a desirable place to call home.

Why We Love It!!

This property on Milnbank Avenue presents an excellent opportunity to acquire a well-proportioned home arranged over two floors, offering scope for modernisation and the chance to create a home tailored to your own taste. The property also benefits from lovely rear views and generous outdoor space.

Entrance Hallway

6'11 x 4'11 (2.11m x 1.50m)

Front uPVC entrance door. uPVC window to front. Lino flooring. Storage cupboard. Radiator. Ceiling light. Stairs off leading to first floor.

Lounge

19'8 x 11'3 (5.99m x 3.43m)



Carpet flooring. uPVC bay window to front. uPVC window to rear. Two radiators. Electric fire with feature surround. Two wall lights. Ceiling light.

Kitchen

7'9 x 7'8 (2.36m x 2.34m)



Fitted with a range of wall and base units with drawers and worksurface over incorporating stainless steel sink with drainer. Electric oven and four ring gas hob. Space and plumbing for washing machine . Space for fridge freezer. Radiator. uPVC window to rear. uPVC side door. Pantry cupboard. Ceiling light

First Floor Landing

Carpet flooring. uPVC window to side. Doors off leading to: –

Bedroom One

11' x 9'2 (3.35m x 2.79m)



Carpet flooring. Radiator. uPVC window to front. Ceiling light.

Bedroom Two

11'1 x 7'11 (3.38m x 2.41m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bedroom Three

7'7 x 7'9 (2.31m x 2.36m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bathroom

7'7 x 6'4 (2.31m x 1.93m)



Fitted with a suite comprising: panelled bath with shower over, low-level WC and wash hand basin. Airing cupboard. Radiator. Tiled walls. uPVC window to front. Extractor fan. Ceiling light. Lino flooring.

Outside



To the front of the property is a driveway to provide off road parking. To the rear of the property is a rear garden, laid with lawn and hardstanding.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: High Peak Band C

Please note- there is currently a tenant in this property who has been served 4 months notice.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agents



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

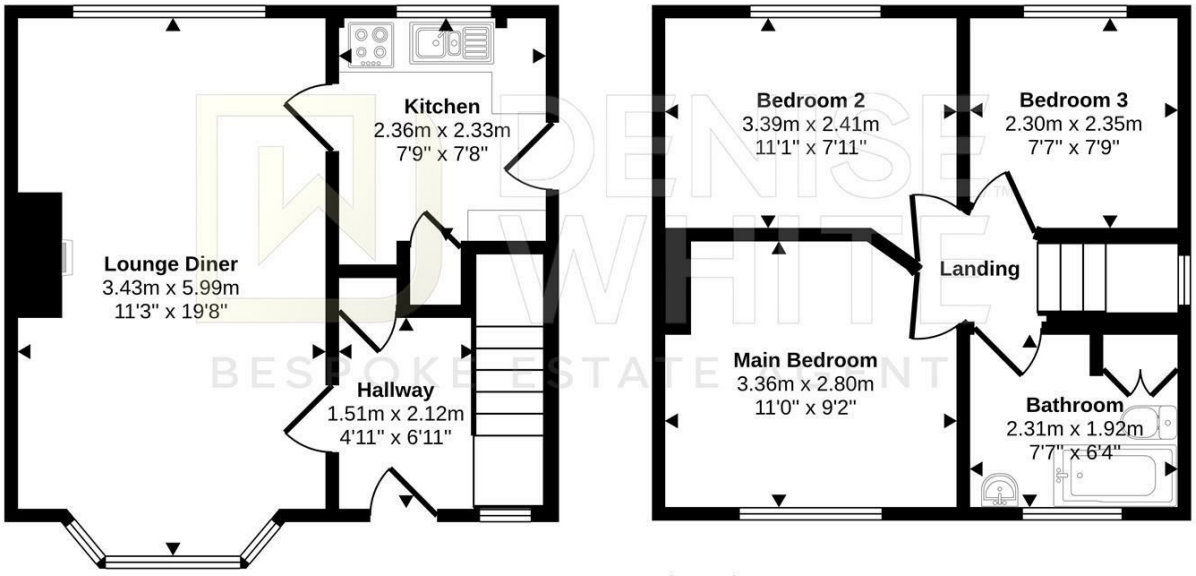
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

Approx Gross Internal Area
64 sq m / 693 sq ft

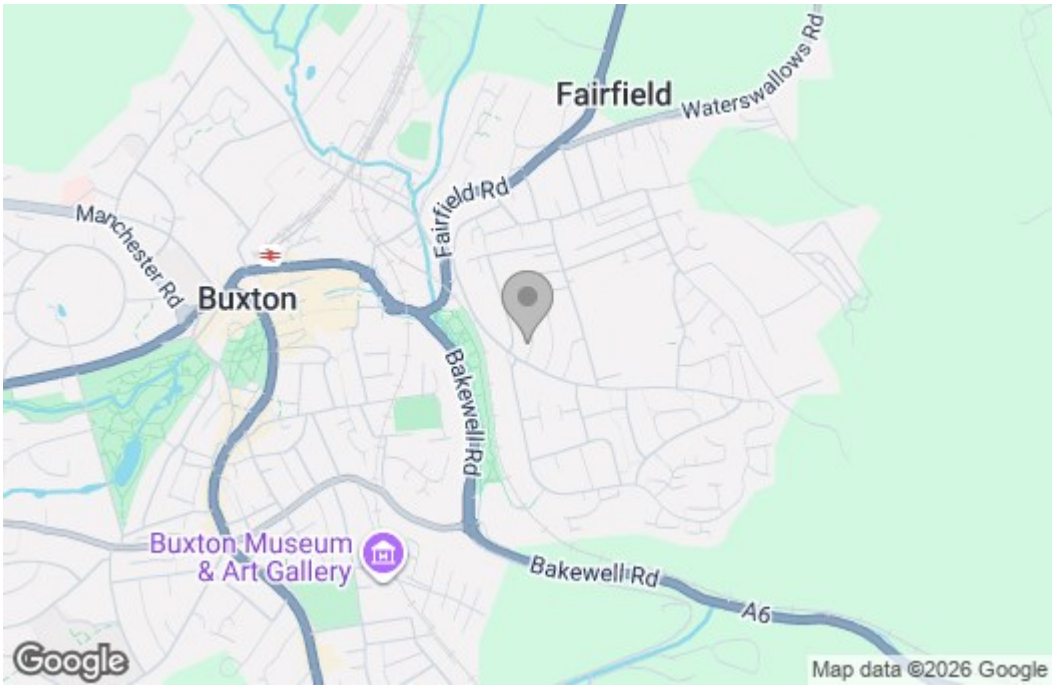


Ground Floor
Approx 33 sq m / 354 sq ft

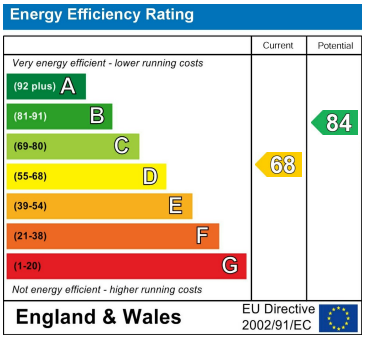
First Floor
Approx 31 sq m / 339 sq ft

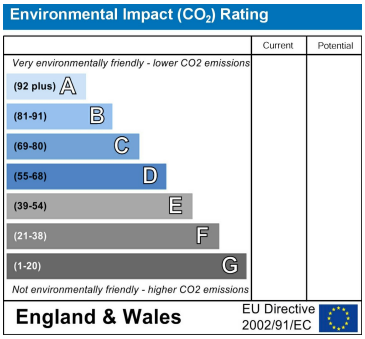
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk