

39 Curlew Avenue

Buxton

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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39 Curlew Avenue

Buxton
Derbyshire
SK17 9UN

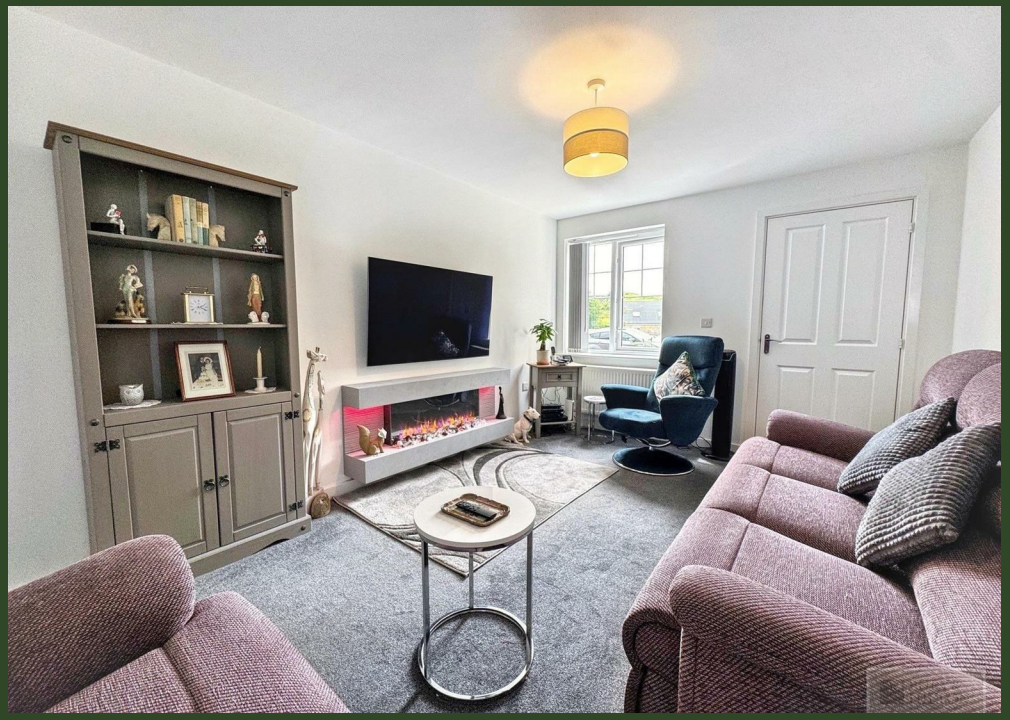
* Bury and Hilton are delighted to offer for sale this superb three bedroomed detached property located on this popular, newly built development in the popular residential area of Harpur Hill.
* With 8 years still remaining on the NHBC guarantee, not only is this property immaculately presented, it was 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 storge 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.

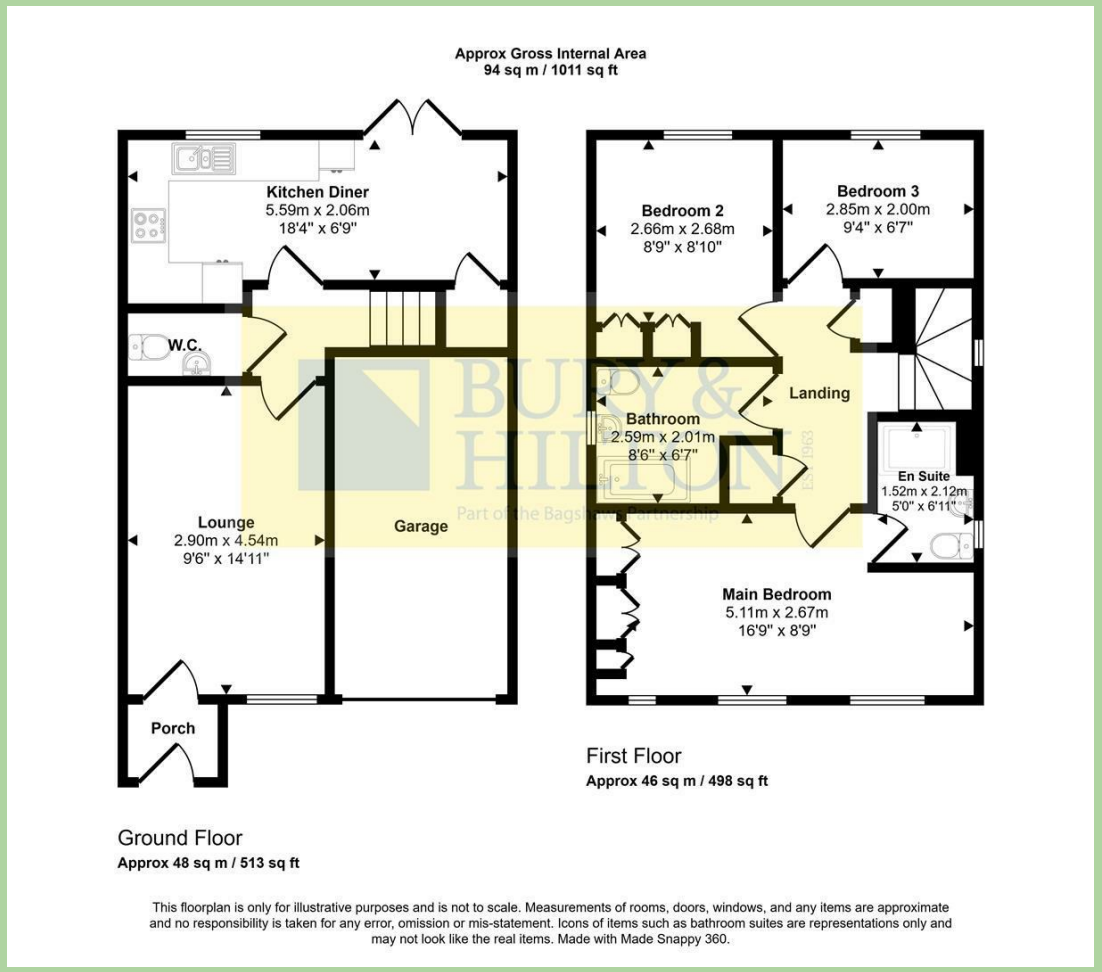
Bathroom
Bath with shower over. W.c. Wash basin. Radiator. Wall fan Heater, Electric Towel Rail, Extractor fan.

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.

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.

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.

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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