



58 Ferneydale Avenue

Buxton, SK17 9LW

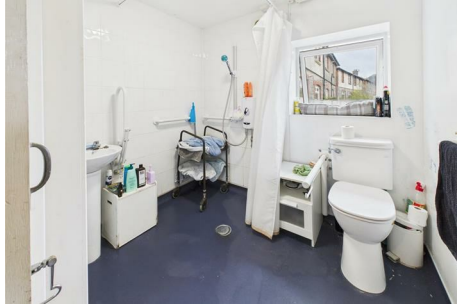
£240,000



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Buxton, SK17 9LW

Tenure Freehold Council Tax Band B



An extremely spacious extended three/four bedroom, two bathroom, family home, benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. With a substantial two storey extension to the rear and a ground floor bedroom with en-suite wet room to the ground floor. With kitchen, lounge, dining room and three further bedrooms and a master bathroom, this substantial family home offers versatile accommodation for the potential purchaser. With off road parking and superb well stocked lawned gardens to the rear backing on to open countryside. Viewing is highly recommended.

DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road, across the Market Place and down High Street. Continue through the traffic lights into London Road and follow the road, turning right after the hospital, into Harpur Hill Road. Follow this road for a while, proceeding ahead at the mini roundabout and after a short while turn right into Fern Way. Proceed to the end and turn right into Ferneydale Avenue and No. 58 will be seen on the left hand side.

GROUND FLOOR

Entrance Hall

9'5" x 5'3" (2.87m x 1.60m)

With frosted uPVC sealed unit double glazed window to front, double radiator and stairs to first floor.

Kitchen

10'10" x 12'4" (3.30m x 3.76m)

Fitted with a range of base and eye level units and working surfaces, incorporating a stainless steel

single drainer sink unit with tiled splashbacks. With space and fittings for a cooker, stainless steel extractor fan over, space for a fridge/freezer and space and plumbing for a washing machine. With space for a larger fridge and uPVC sealed unit double glazed window to side.

Side Hallway

2'6" x 2'4" (0.76m x 0.71m)

With uPVC sealed unit double glazed door to outside.

Lounge

16'8" x 10'9" (5.08m x 3.28m)

With wooden fireplace surround and mantel over, uPVC sealed unit double glazed window to front, double radiator and glazed sliding doors leading through into the dining room.

Dining Room

14'4" x 7'9" (4.37m x 2.36m)

With double radiator and sliding sealed unit double glazed patio doors out to the rear patio and garden beyond.

Ground Floor Bedroom Four/Reception Room

14'4" x 13'11" (4.37m x 4.24m)

With double radiator and uPVC sealed unit double glazed window to the rear.

Wet Room

7'9" x 5'11" (2.36m x 1.80m)

With a wall mounted shower, low level W.C., and pedestal wash hand basin. With single radiator, extractor fan and uPVC sealed unit double glazed window to side.

FIRST FLOOR

Tel: 01298 24383

Landing

9'11" x 5'6" and 10'11" x 2'10" (3.02m x 1.68m and 3.33m x 0.86m)

With uPVC sealed unit double glazed window to front and cupboard with wall mounted combination central heating and hot water boiler.

Bedroom One

14'5" x 13'6" (4.39m x 4.11m)

With double radiator and uPVC sealed unit double glazed window to rear.

Bedroom Two

10'11" x 9'5" (3.33m x 2.87m)

With double radiator and uPVC sealed unit double glazed window to side.

Bedroom Three

10'10" x 10'5" (3.30m x 3.18m)

With double radiator, loft access and uPVC sealed unit double glazed window to side.

Bathroom

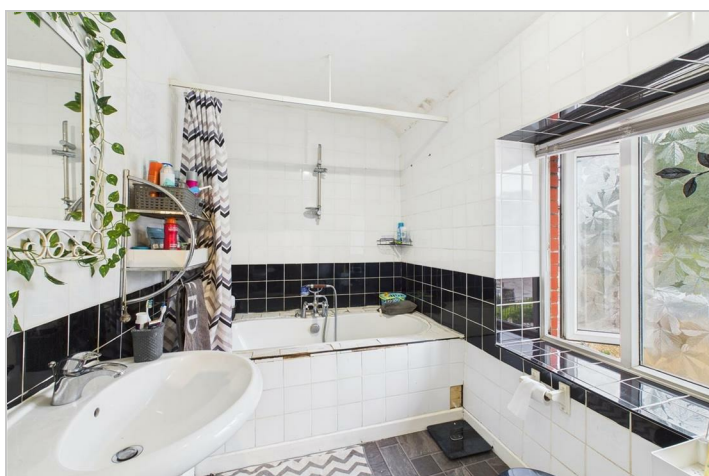
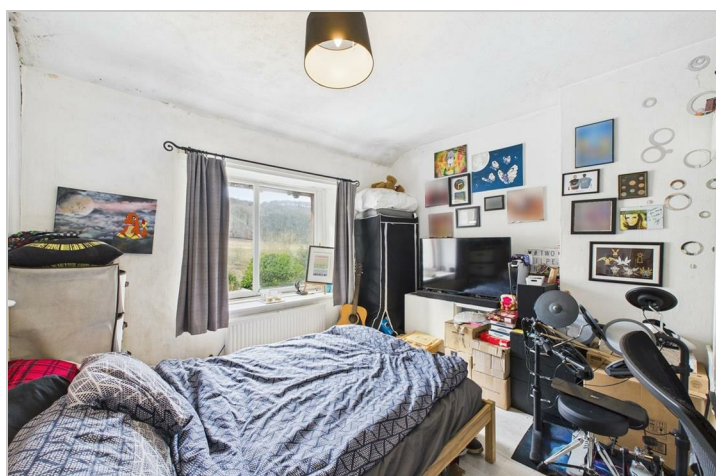
10'9" x 5'10" (3.28m x 1.78m)

With tiled walls and fitted with a suite comprising bath with mixer tap, low level W.C., and pedestal wash hand basin. Double radiator and frosted uPVC sealed unit double glazed window to front.

OUTSIDE

Garden and Parking

To the front of the property there is driveway parking for several vehicles and a pathway to the side leading to the rear garden. The rear garden is mainly laid to lawn with mature trees, flowers and shrubs etc., and backs onto open countryside. At the rear there is a raised patio overlooking the garden with views to the countryside.



Road Map



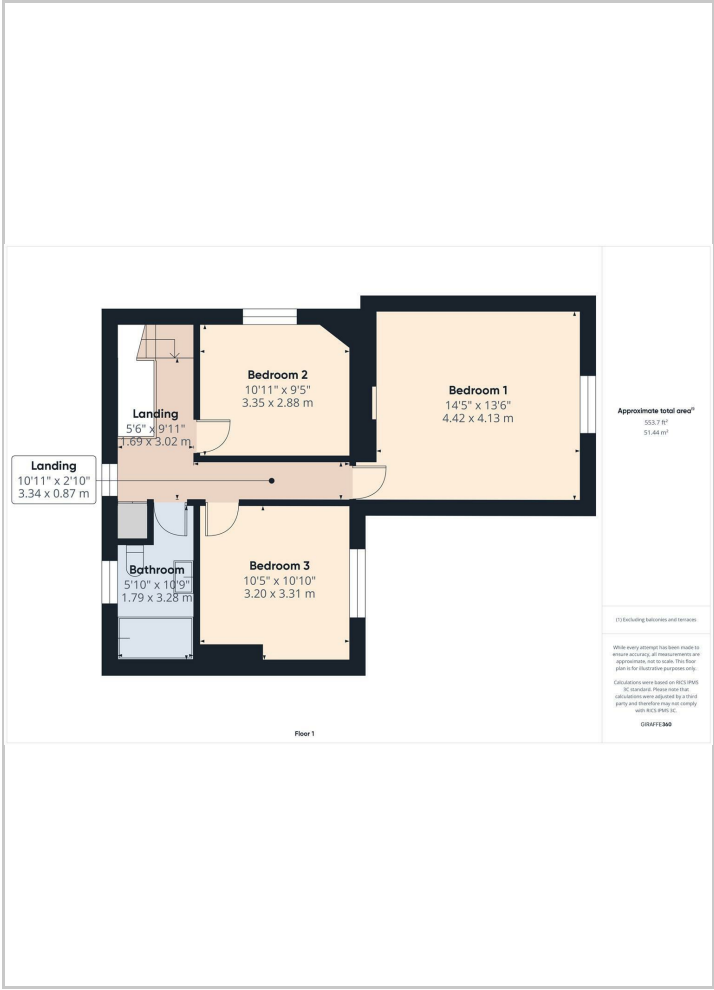
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

