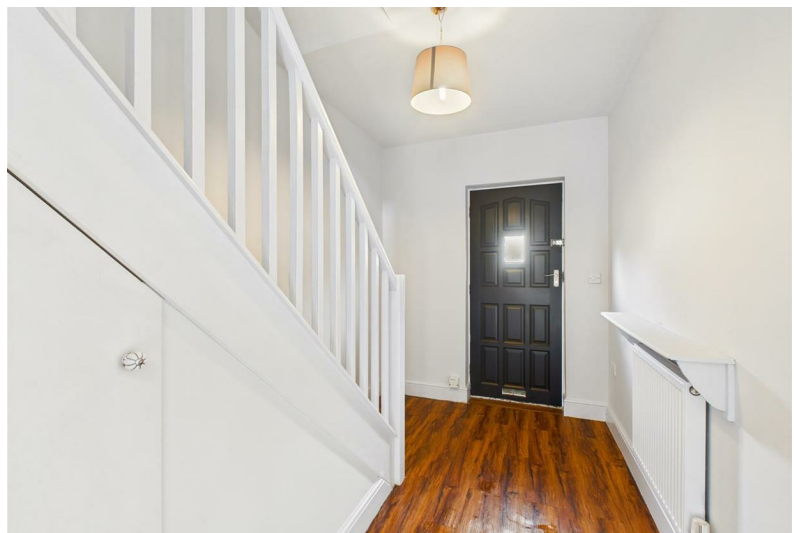




# 70 Rockfield Road

Buxton, SK17 7LE

£189,950



# 70 Rockfield Road

Buxton, SK17 7LE

**Tenure** Freehold **Council Tax Band**



A superbly presented three-bedroom end terrace family home in this highly popular location. Benefitting from excellent quality fittings in the kitchen and bathroom, and recently re-carpeted throughout. The property benefits from uPVC sealed unit double glazing and combination gas fired central heating throughout. With flagged front and rear garden. A viewing is highly recommended.

## DIRECTIONS

From our Buxton office, bear right and then right again at the Spring Gardens roundabout. Proceed along the bypass and across the first two roundabouts, turning left at the third roundabout and proceed along Fairfield Road. After a short while turn right into Queens Road and follow the road as it bears to the left, and as it bears to the right proceed straight on, continuing along Queens Road. At the bottom of the road turn right into Tongue Lane and Rockfield Road is the second turning on the right. No. 70 is half way along on the left.

## GROUND FLOOR

### Entrance Hall

11'2" x 6'6" (3.40m x 1.98m)

With wood effect laminate flooring, single radiator, stairs to first floor and under stairs storage cupboard.

### Lounge

13'4" x 11'3" (4.06m x 3.43m)

With uPVC sealed unit double glazed window to front, single radiator and T.V. aerial point.

### Dining/Kitchen

20'5" x 8'0" (6.22m x 2.44m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash backs. With integrated four ring gas hob with stainless steel extractor over, integrated oven and integrated fridge/freezer. With space and plumbing for a washing machine and tiled flooring throughout. uPVC sealed unit double glazed window to rear and uPVC sealed unit double glazed French doors leading out to the patio garden beyond.

## FIRST FLOOR

### Landing

7'8" x 3'0" (2.34m x 0.91m)

### Bedroom One

12'11" x 10'1" (3.94m x 3.07m)

With single radiator and uPVC sealed unit double glazed window to front. T.V. aerial point.

### Bedroom Two

11'4" x 9'4" (3.45m x 2.84m)

With single radiator and uPVC sealed unit double glazed window to rear. T.V. aerial point.

### Bedroom Three

10'1" x 7'0" (3.07m x 2.13m)

With single radiator and uPVC sealed unit double glazed window to rear. Loft access and T.V. aerial point.

### Bathroom

8'6" x 5'8" (2.59m x 1.73m)

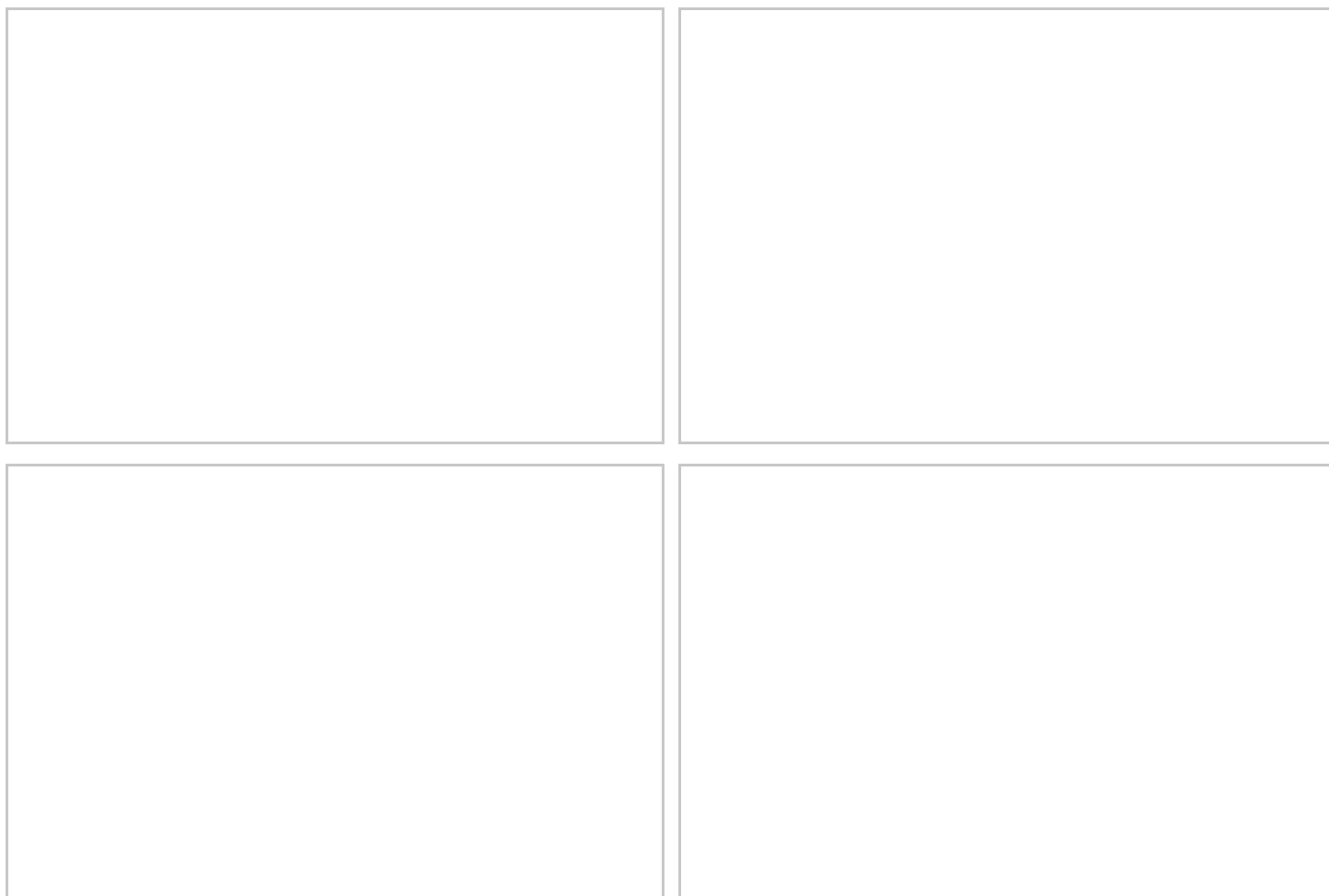
Fully tiled throughout and fitted with an excellent



quality suite comprising a free-standing oval bath, low-level W.C. and wall mounted washbasin. With stainless steel heated towel rail and a fully tiled and glazed shower unit and shower. Frosted uPVC sealed unit double glazed window to rear.

#### OUTSIDE

There is a flagged garden to the front and the rear garden is flagged with fencing and rear access.



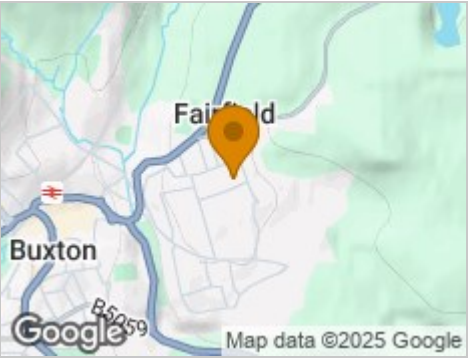
Road Map



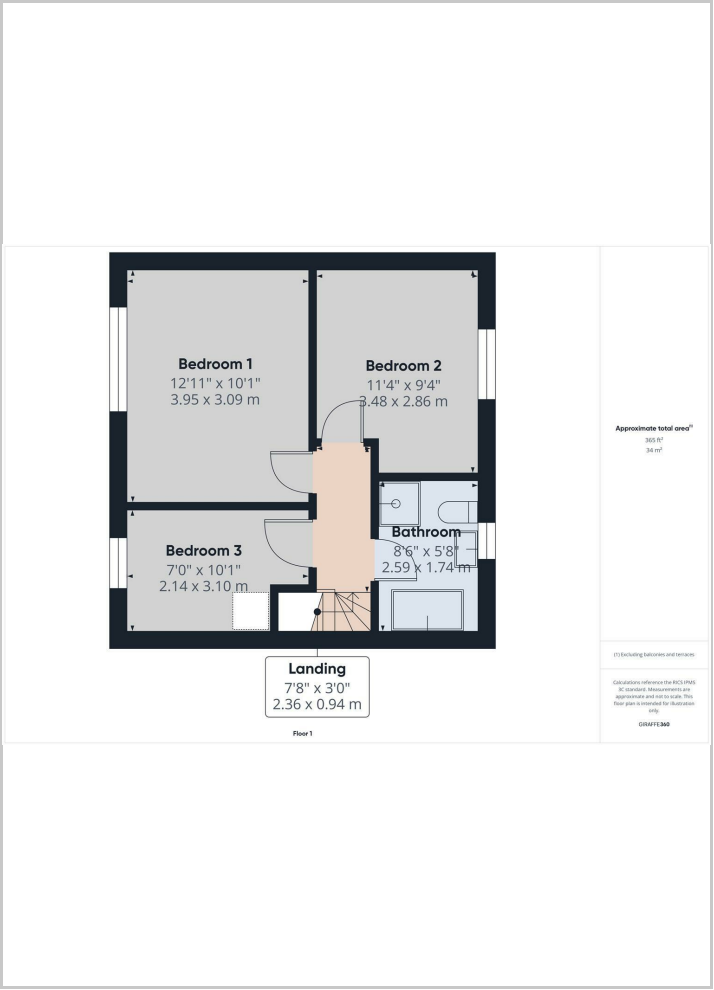
Hybrid Map



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

