



20 Bennett Street

Buxton, SK17 6NB

£167,500



20 Bennett Street

Buxton, SK17 6NB

Tenure Freehold **Council Tax Band** B



A very well presented three bedroomed terraced home in the popular central location. With part sealed unit double glazing and combi gas fire central heating and flagged yard to the rear. An excellent first time buyer, or investment property. Viewing is highly recommended. No onward chain.

DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Turn left at the traffic lights into Dale Road, after a short while Bennett Street will be seen on the right hand side. Proceed up Bennett Street and No 20 is on the left hand side.

GROUND FLOOR

Lounge

13'6" x 12'2" (4.11m x 3.71m)

With double radiator, stone fireplace with mantel over, incorporating a coal effect electric fire. With built in storage cupboards, wall mounted shelving and door to kitchen.

Kitchen

13'4" x 8'2" (4.06m x 2.49m)

Fitted with a range of base and eye level units and working surfaces, incorporating a single drainer sink unit with tiled splashbacks. With an integrated stainless steel oven with four ring gas hob and extractor over, double radiator, space and plumbing for a washing machine and space for a tumble dryer. With two sealed unit double glazed windows and door to rear. With wall mounted Alpha combination central heating and hot water boiler and stairs to first floor.

FIRST FLOOR

Landing

10'1" x 2'7" (3.07m x 0.79m)

With single radiator, stairs to second floor and uPVC sealed unit double glazed window to rear.

Bedroom One

13'5" x 10'4" (4.09m x 3.15m)

With double radiator and window to front.

Walk-in Storage Room

8'1" x 3'0" (2.46m x 0.91m)

With wall mounted shelving.

Bathroom

8'1" x 6'7" (2.46m x 2.01m)

Fitted with a panelled bath with shower over, double radiator, low level suite W.C., and pedestal wash basin. With storage cupboard, wall mounted shelving and frosted sealed unit double glazed window to rear.

SECOND FLOOR

Landing

3'1" x 2'6" (0.94m x 0.76m)

Bedroom Two

11'9" x 8'2" (3.58m x 2.49m)

With double radiator and Velux sealed unit double glazed loft window. (part sloping ceiling).

Bedroom Three

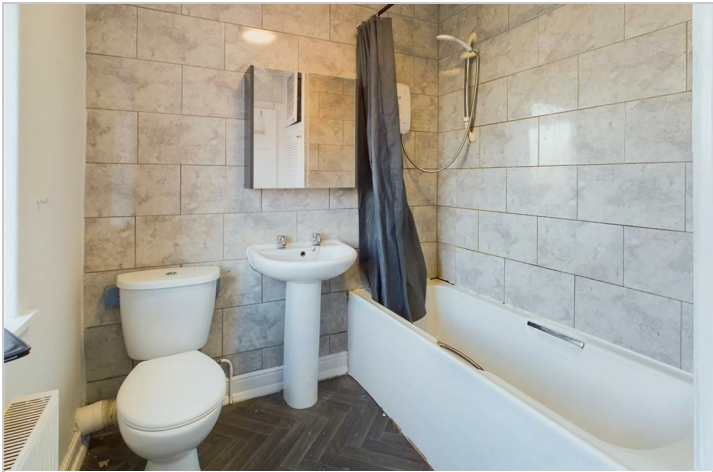
8'4" x 7'2" (2.54m x 2.18m)

With single radiator and Velux sealed unit double glazed window. (part sloping ceiling).

OUTSIDE

to the rear of the property there is a good sized flagged yard with a brick storage shed.

Tel: 01298 24383



Road Map



Hybrid Map



Terrain Map



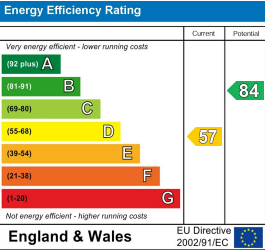
Floor Plans



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.

Energy Efficiency Graph



Important Notice
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk