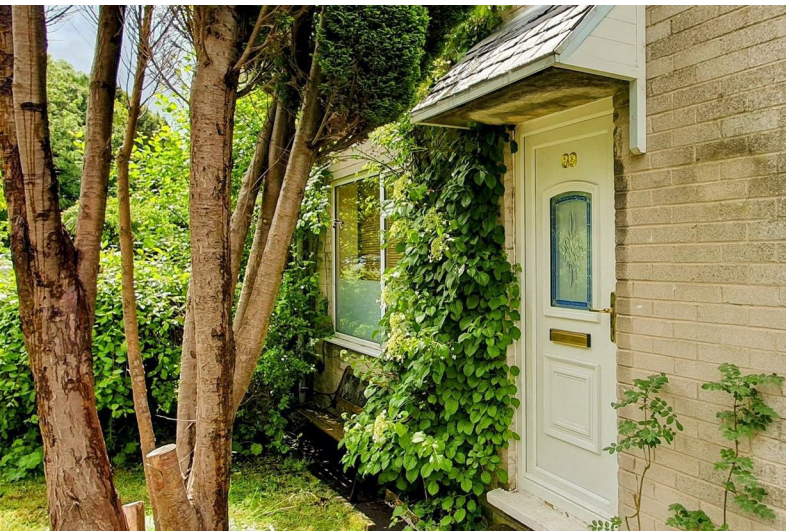




89 Tongue Lane

Buxton, SK17 7LL

£179,000



89 Tongue Lane

Buxton, SK17 7LL

Tenure Freehold Council Tax Band B



A two bedroom semi detached property which will appeal to a variety of purchasers. With lawned gardens to front and rear and off road parking. With good quality fittings throughout and benefitting from uPVC sealed unit double glazing and combination gas fired central heating throughout. Ideal for a first time buyer. Viewing is highly recommended. No onward chain.

DIRECTIONS

From our Buxton office, bear right and right again at the roundabout. Proceed along Station Road, across the next roundabout and turn left at the next two roundabouts and proceed up Fairfield Road. Turn right into Queens Road and follow the road as it bears to the left to continue along Queens Road. Bear right at the end as the road becomes Tongue Lane and continue along this road for a while where the property can be found on the right, clearly identified by our For Sale board.

GROUND FLOOR

Entrance Hall

9'8" x 3'1" (2.95m x 0.94m)

With uPVC front entrance door, double radiator, uPVC sealed unit double glazed window to side, storage cupboard and stairs to first floor.

Lounge/Dining Room

19'1" x 10'11" (5.82m x 3.33m)

With uPVC sealed unit double glazed window to the front. T.V., aerial point, double radiator, and uPVC sealed unit double glazed French doors leading out to the rear garden. Open plan through into the kitchen.

Kitchen

8'10" x 7'3" (2.69m x 2.21m)

Fitted with a range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. Integrated stainless steel oven with four ring ceramic hob and extractor over, space and plumbing for a washing machine and space for a larger fridge. With space for a fridge/freezer, uPVC sealed unit double glazed window to rear and door to outside.

FIRST FLOOR

Landing

6'8" x 4'9" (2.03m x 1.45m)

With window to side and loft access.

Bedroom One

12'2" x 8'10" (3.71m x 2.69m)

With two uPVC sealed unit double glazed windows to front and single radiator. Built in double wardrobe and built in mirror fronted triple wardrobe.

Bedroom Two

10'1" x 9'11" (3.07m x 3.02m)

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

Bathroom

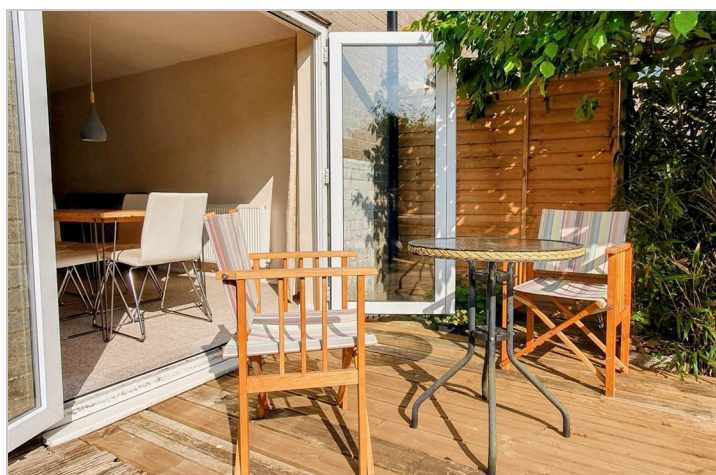
5'11" x 6'9" (1.80m x 2.06m)

With part tiled walls and fitted with a white suite comprising panelled bath with shower over and shower screen, low level W.C., and wash basin with mixer tap. With single radiator and frosted uPVC sealed unit double glazed window.

OUTSIDE

Gardens and Parking

To the front of the property there is an off road parking space with lawned garden with mature flower beds and shrubs etc., and flagged pathways leading to the side and rear of the property. The rear garden is mainly laid to lawn with a good sized decked seating area as well as flagged patio area and mature borders, with shrubs, flowers and trees.



Road Map



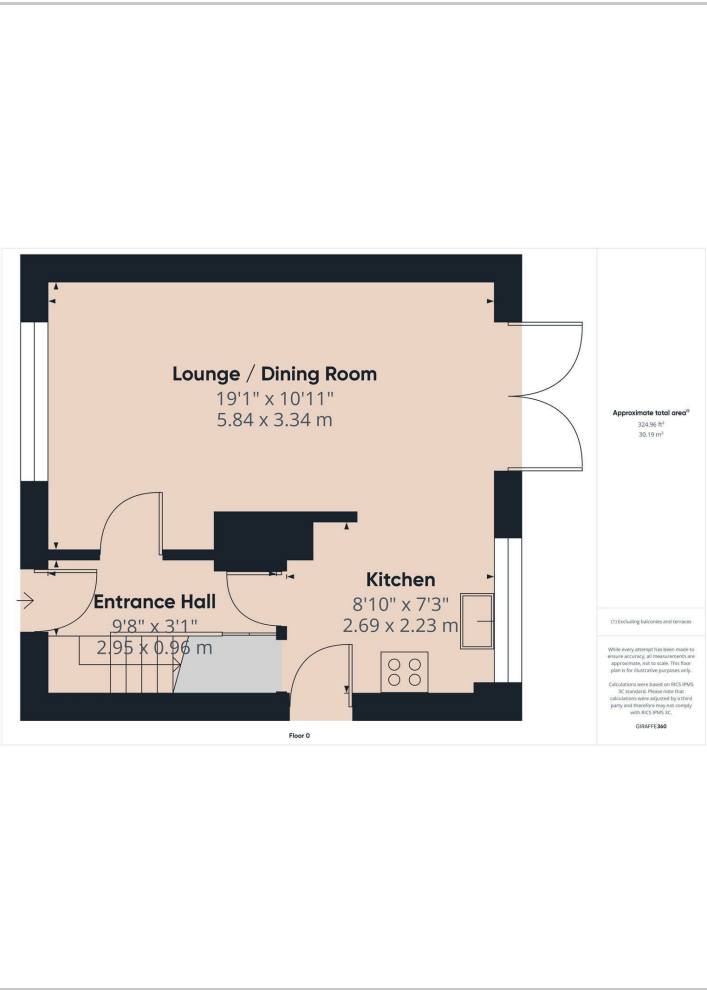
Hybrid Map



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.

Important Notice
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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.

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Energy Efficiency Graph

