



## 5 Orchard Avenue

Whaley Bridge, SK23 7AH

£275,000





# 5 Orchard Avenue

Whaley Bridge, SK23 7AH

Tenure Freehold Council Tax Band C



A stunningly presented extended three bedroom family home in a highly sought after area, within easy reach of the centre of the village and its many amenities. Improved to the very highest of standards by our clients over a number of years, the property benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. EV charging point with it's own supply from the street mains. With excellent quality fittings and gardens to the front and an off road parking space, this immaculate property should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office bear right and then left at the Spring Gardens roundabout. Follow the road as it bears to the right and proceed up Manchester Road out of Buxton. Continue over Long Hill and on entering Whaley Bridge proceed through the first set of traffic lights and into the main village. After a short while in the centre of the village turn into Whaley Lane. Follow the road as it bears to the right and then to the left and turn immediate left into Orchard Road. Follow the road as it bears to the right and Orchard Avenue will be seen on the right hand side. No. 5 is immediately on the right.

## GROUND FLOOR

### Entrance Hall

11'7" x 5'9" (3.53m x 1.75m)

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

### Open plan Kitchen/Dining Room

### Kitchen

19'1" x 5'7" (5.82m x 1.70m)

Fitted with an excellent quality range of base and eye level units and wooden working surfaces, incorporating an enamel Belfast style sink unit. With integrated stainless steel Bosch oven with four ring ceramic hob and extractor over. Space for an American style fridge/freezer and space and plumbing for a dishwasher. Single radiator and uPVC sealed unit double glazed window to rear. Velux sealed unit double glazed loft window. With uPVC sealed unit double glazed door to Utility Room.

### Dining Area

With feature cast iron fireplace surround and mantel over with stone hearth, wood effect laminate flooring and sliding door through into the snug/office.

### Lounge

11'3" x 12'8" (3.43m x 3.86m)

With a feature decorative wooden fireplace surround and mantel over, incorporating an exposed brick recessed fireplace with stone hearth. Exposed brick chimney breast, double radiator and uPVC sealed unit double glazed bay window to front. Full fiber WIFI connection.

### Snug/Office

11'6" x 8'7" (3.51m x 2.62m)

With wood effect laminate flooring, two Velux sealed unit double glazed windows, full fiber WIFI connection, double radiator and uPVC sealed unit double glazed French doors out to the patio.

### Utility Room

12'9" x 4'2" (3.89m x 1.27m)

uPVC sealed unit double glazed throughout with double radiator. Stone flagged floor and space and plumbing for a washing machine and space for tumble dryer.

## FIRST FLOOR

### Landing

5'10" x 2'10" (1.78m x 0.86m)

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

### Bedroom One

13'6" x 11'5" (4.11m x 3.48m)

With stripped wooden flooring, uPVC sealed unit double glazed bay window to front and double radiator.

### Bedroom Two

10'8" x 9'6" (3.25m x 2.90m)

With uPVC sealed unit double glazed window to rear with views to the surrounding countryside and hills, double radiator. Built in double wardrobe and stripped wooden flooring.

### Bedroom Three

8'3" x 7'3" (2.51m x 2.21m)

With stripped wooden flooring, single radiator and uPVC sealed unit double glazed window to front.

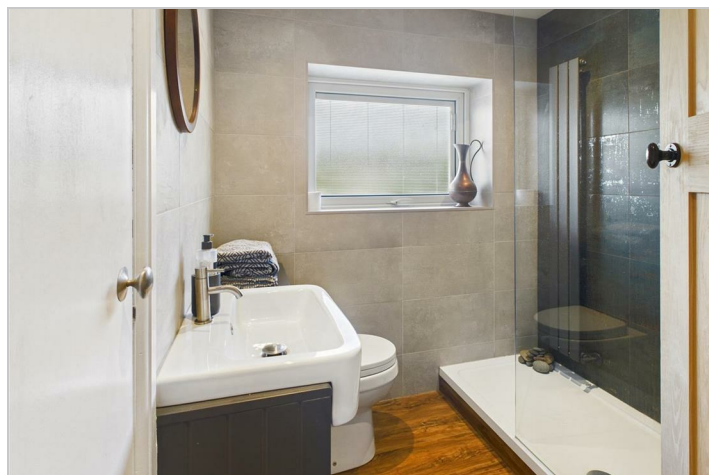
### Shower Room

6'4" x 6'3" (1.93m x 1.91m)

Fully tiled throughout and fitted with a double walk-in fully tiled and glazed shower cubicle and rainfall shower, low level W.C., and vanity wash hand basin. With extractor fan, frosted uPVC sealed unit double glazed window with built in blind and cupboard with wall mounted Vaillant combination central heating and hot water boiler.

## OUTSIDE

To the rear of the property there is a flagged pathway leading down to gravelled garden area with shrubs and bushes etc., and seating area. To the front of the property there is a mature garden with gravelled areas and many mature shrubs, bushes and plants etc., with seating areas and flagged pathways. There is gravelled hard standing for the off road parking for a vehicle and an EV charging point.



Road Map



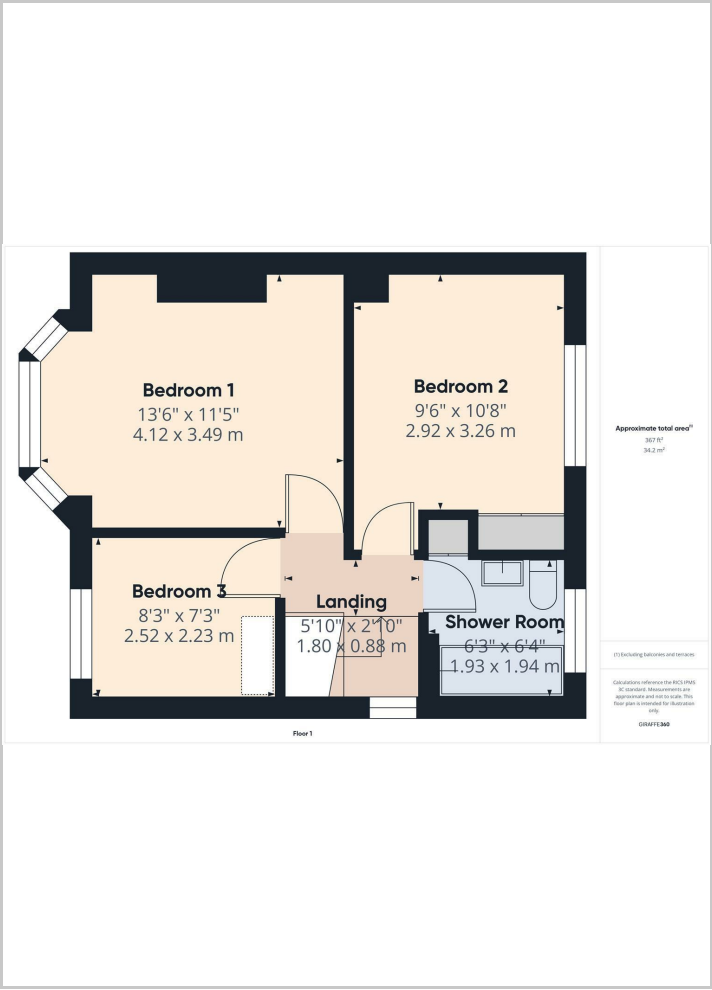
Hybrid Map



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

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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

Energy Efficiency Graph

