



# 50 Rockfield Road

Buxton, SK17 7LE

Asking Price £190,000



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Tenure Freehold Council Tax Band B



Situated on Rockfield Road in Buxton, this delightful semi-detached house offers two double bedrooms, kitchen/diner, lounge and first floor bathroom and low maintenance rear garden.

Buxton is renowned for its stunning natural beauty and rich history, making it a desirable location for those who appreciate both culture and the great outdoors. The area boasts excellent local amenities, including shops, schools, and parks, all within easy reach.

## Directions

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and travel straight across the next roundabout and turn left at the following two roundabouts into Fairfield Road. Continue up the hill and turn right into Queens Road. Follow the road around to the left and turn left to continue along Queens Road. Bear right at the end as the road becomes Tongue Lane and take the second right turning into Rockfield Road. The property can be seen after a short while on the left hand side.

## Ground Floor

### Entrance

3'5" x 2'9" (1.04m x 0.84m)

Double glazed entrance door to entrance hall with stairs to first floor. Door to Lounge.

### Lounge

13'62 x 11'4" (3.96m x 3.45m)

Double glazed bay window to front. Feature fireplace with gas coal effect fire. Door to kitchen/diner. Radiator.

### Kitchen/Diner

16'6" x 8'5" (5.03m x 2.57m)

Extensive range of base and wall units with works surfaces. Sink unit with drainer and mixer tap with tiled splashbacks. Space for washing machine, dishwasher, cooker and fridge/freezer. Understairs storage cupboard. Two double glazed windows and door to rear. Radiator.

## First Floor

### Landing

5'2" x 2'8" (1.57m x 0.81m)

Double glazed window to side. Loft access.

### Bedroom One

13'7" x 10'9" (4.14m x 3.28m)

Double glazed window to front. Built overstairs cupboards with hanging rails. Radiator.

### Bedroom Two

9'0" x 8'4" (2.74m x 2.54m)

Double glazed window to rear. Radiator.

### Bathroom

7'11" x 6'0" (2.41m x 1.83m)

Obscure Double glazed window to rear. Panel enclosed bath with mixer taps and wall mounted rain shower. Wash basin with storage unit under. Low level W.C. Towel rail. Tiled walls. Spot lighting.

### Outside

Pave front with stone wall borders access to rear.

### Garden

Flag stone garden with raised flower beds enclosed by fencing. Storage Shed.



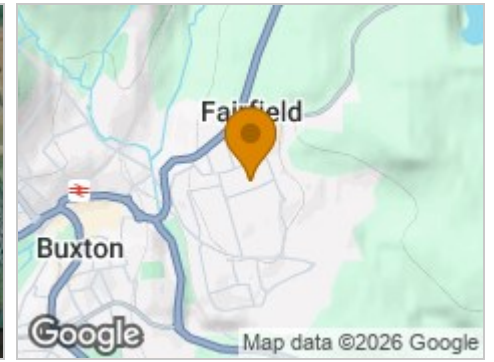
## Road Map



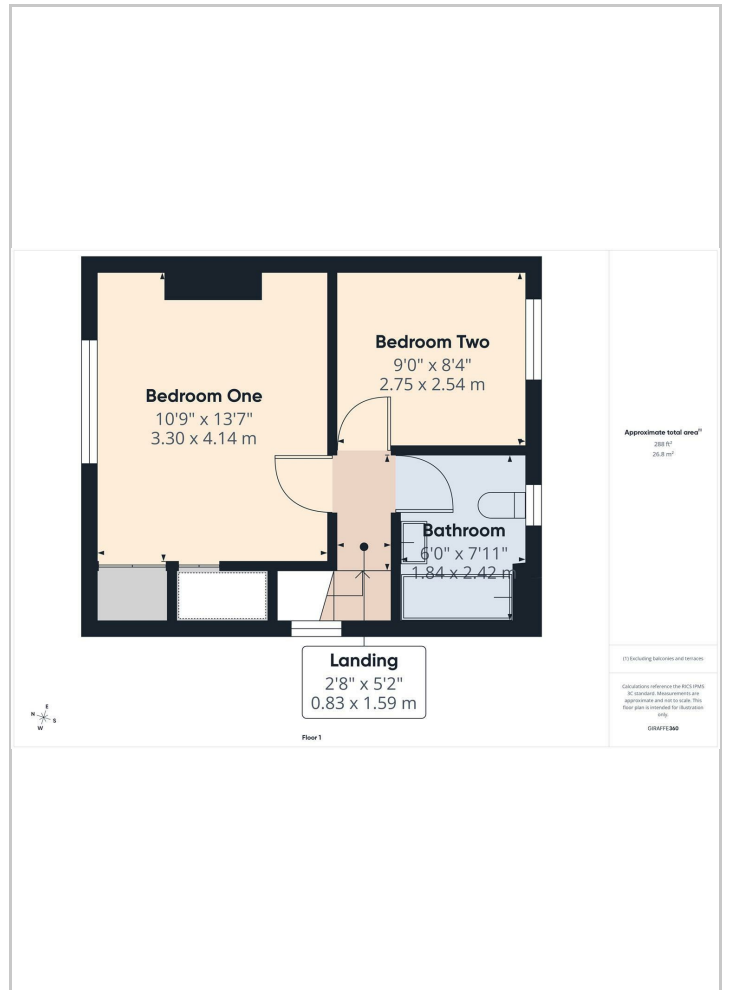
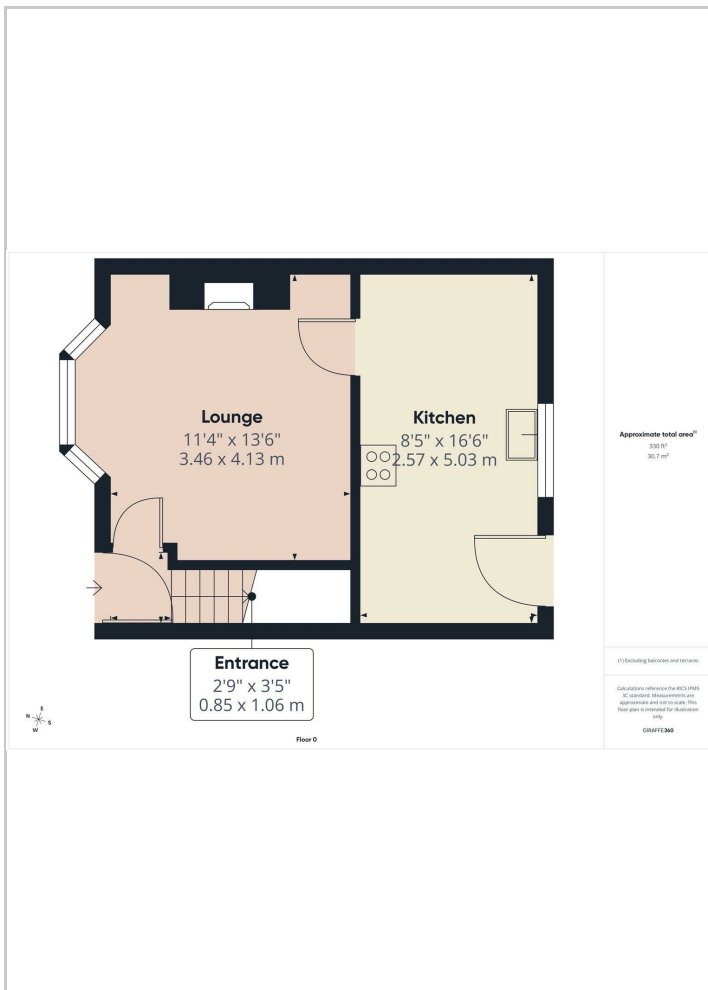
## Hybrid Map



## 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

