



## 24 Gretton Road

Buxton, SK17 7PW

£115,000





# 24 Gretton Road

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Tenure Leasehold Council Tax Band A



A well presented. two bedroom ground floor flat in this popular location. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. With dining kitchen, lounge, shower room and separate w.c. There is a good sized yard and garden area to the rear. Viewing is highly recommended.

## DIRECTIONS

From our Buxton office turn right and bear right at the roundabout. Proceed along the Spring Gardens by pass travelling straight across the next roundabout and turn left at the following two roundabouts and continue up Fairfield Road. Turn right into Queens Road and follow the road around to the left and then right into Bench Road. Take the fourth right turning into Gretton Road and number 24 will be found on the left hand side.

## GROUND FLOOR

### Porch

3'3" x 2'10" (0.99m x 0.86m)

Frosted uPVC sealed unit double glazed front entrance door and storage cupboard.

### Entrance Hall

11'10" x 6'6" (3.61m x 1.98m)

Wood effect laminate flooring and double radiator.

### Dining Kitchen

12'7" x 10'6" (3.84m x 3.20m)

Fitted with a good quality range of base and eye level units and working surfaces incorporating a four ring stainless steel gas hob with extractor over and integrated oven. With 1 1/2 bowl stainless steel single drainer sink unit with tiled splash back,

integrated dishwasher and space and plumbing for a washing machine. Double radiator, good sized storage cupboard and space for a fridge freezer. Wall mounted Alpha combination central heating and hot water boiler. Frosted uPVC sealed unit double glazed door leading to the rear garden.

### Lounge

14'10" x 12'0" (4.52m x 3.66m)

Wood effect laminate flooring, electric coal effect fire with decorative wooden fireplace surround and mantelpiece over. Double radiator, T.V. aerial point and uPVC sealed unit double glazed window to front.

### Bedroom One

11'10" x 11'1" (3.61m x 3.38m)

Single radiator and uPVC sealed unit double glazed window to rear.

### Bedroom Two

11'10" x 9'4" (3.61m x 2.84m)

Double radiator and uPVC sealed unit double glazed window to front.

### Shower Room

8'3" x 5'2" (2.51m x 1.57m)

Walk-in glazed and mermaid board double shower unit and shower, vanity washbasin with cupboard below, heated towel rail and frosted uPVC sealed unit double glazed window.

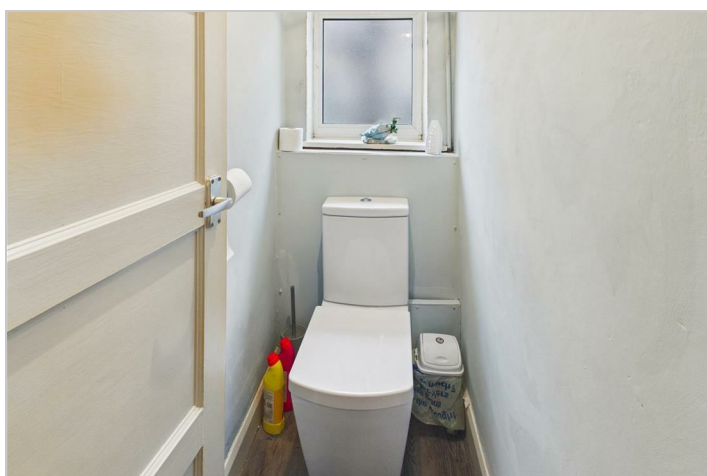
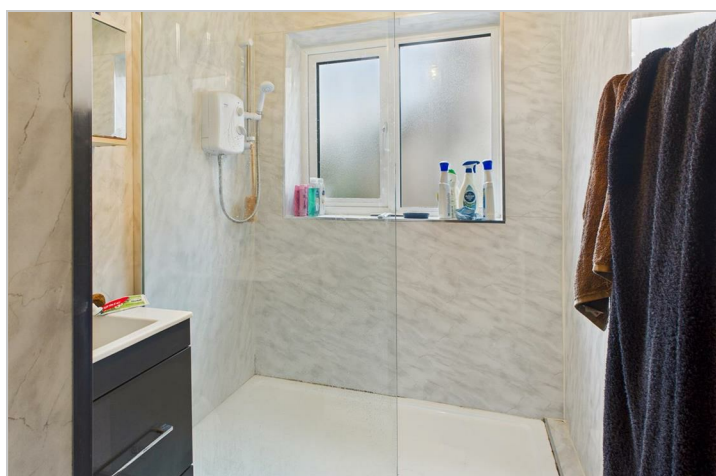
### Separate W.C.

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

Low level w.c. and frosted uPVC sealed unit double glazed window.

## OUTSIDE

At the rear of the property there is a good sized yard and garden area for outside seating with mature flower beds and shrubs etc.



Road Map



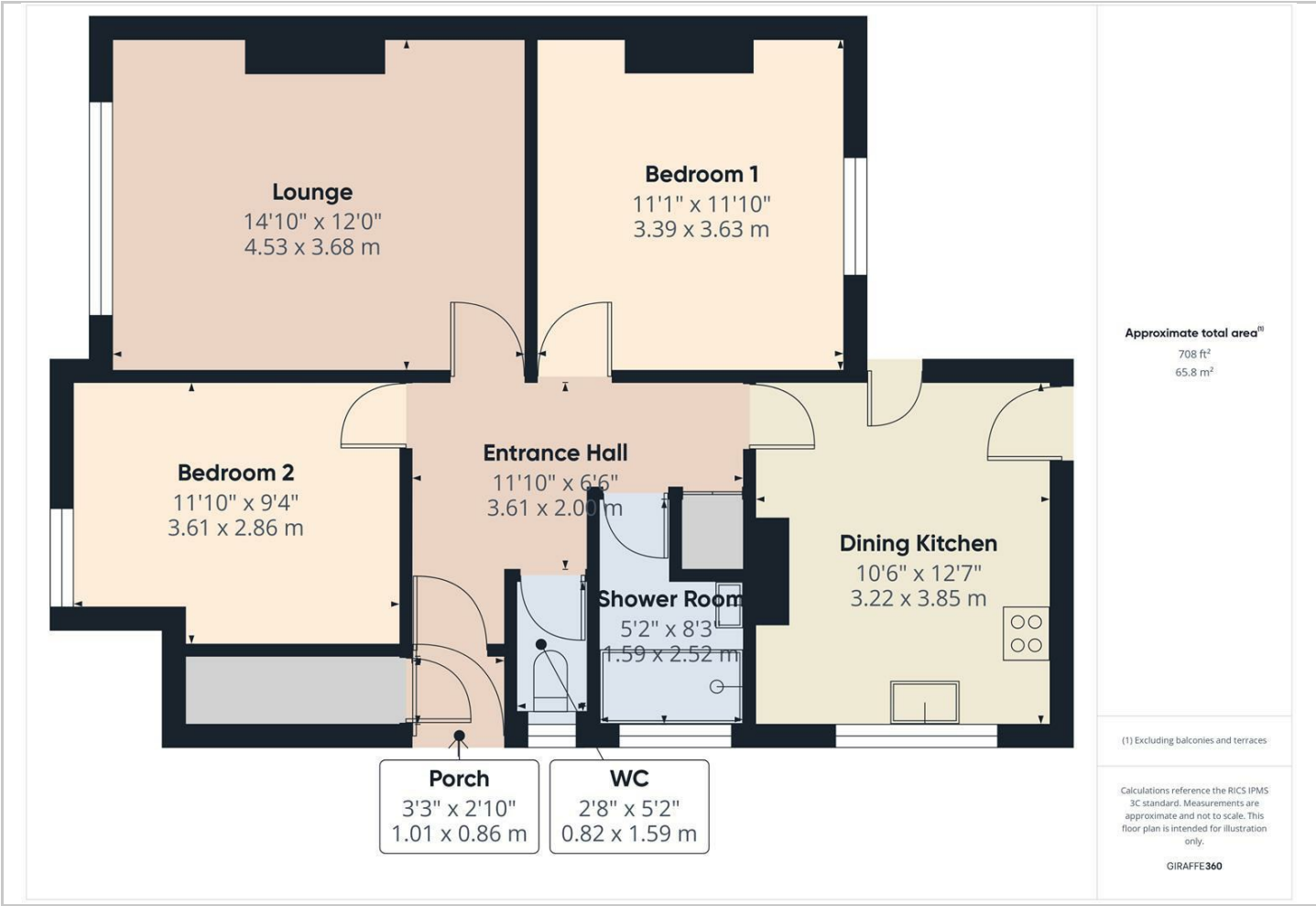
Hybrid Map



Terrain Map



Floor Plan



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

