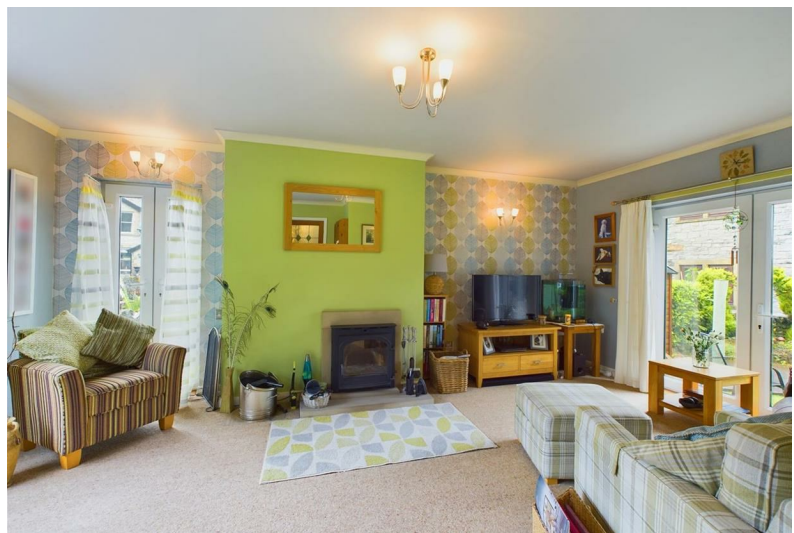




Stoneycroft Dale View

Earl Sterndale, SK17 0BS

£350,000



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Earl Sterndale, SK17 0BS

Tenure Freehold Council Tax Band D



*NO ONWARD CHAIN*PRICE TO SELL *

Situated in a charming village setting, just over five miles from Buxton town center and its many amenities, we are delighted to offer for sale this immaculately presented and appointed three bedroom, two bathroom detached home. Maintained by our clients over a number of years and presented to an extremely high standard. The property benefits from uPVC sealed unit double glazing and oil fired central heating throughout. With manicured and well stocked gardens to both front and rear, a detached garage and driveway parking. This superb property should be viewed to be appreciated.

DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Proceed the traffic lights and head out of Buxton on the A515. Follow the road for several miles and then turn right signposted for Longnor. Follow the road towards Longnor and after a while turn left at the signpost for Earl Sterndale. Follow the lane as it bears around and eventually turns to the right and Stoneycroft will be seen on the right hand side.

GROUND FLOOR

Entrance Hall

6'1" x 5'6" (1.85m x 1.68m)

With oak flooring throughout, sealed unit double glazed window to front, stairs to first floor and understairs storage cupboard.

Dining/Kitchen

12'0" x 10'11" (3.66m x 3.33m)

Fitted with an excellent quality range of base and eye

level units and working surfaces, incorporating an oil fired Stanley range cooker, integrated fridge/freezer, tiled flooring throughout and sliding uPVC sealed unit double glazed patio doors leading to the rear garden. T.V. aerial point. Door to Utility Room. Fitted extractor fan.

Utility Room

18'7" x 5'6" (5.66m x 1.68m)

Tiled flooring throughout and fitted with a range of base and eye level units and working surfaces, incorporating a stainless steel bowl sink unit. Space and plumbing for a washing machine, space and plumbing for a dishwasher, two frosted uPVC sealed unit double glazed windows to side and uPVC sealed unit double glazed door and window leading to the garden. With oil fired boiler and single radiator. Fitted extractor fan.

Shower Room

Fully tiled throughout and fitted with a glazed and tiled shower cubicle and shower, low level W.C., stainless steel heated towel rail and frosted uPVC sealed unit double glazed window to outside. Fitted extractor fan.

Lounge/Dining Room

18'1" x 11'6" (5.51m x 3.51m)

With stone fireplace surround and hearth incorporating a cast iron multi fuel stove. With two wall light points, single and double radiators, single radiator and uPVC sealed unit double glazed French doors leading out to the garden. With uPVC sealed unit double glazed window to front and uPVC sealed unit double glazed French doors leading to the side. T.V. aerial point.

FIRST FLOOR

Tel: 01298 24383

Landing

6'2" x 4'0" (1.88m x 1.22m)

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

Bedroom One

12'0" x 8'1" (3.66m x 2.46m)

With three built in double wardrobes, single radiator, uPVC sealed unit double glazed window to front and two further wardrobes and overhead storage cupboards. T.V., aerial point.

Bedroom Two

9'6" x 9'5" (2.90m x 2.87m)

With single radiator and two uPVC sealed unit double glazed windows to outside.

Bedroom Three

8'0" x 6'6" (2.44m x 1.98m)

With uPVC sealed unit double glazed window to outside and airing cupboard with a new hot water cylinder and shelving. Suitable as an office/nursery/single bedroom.

Bathroom

8'0" x 6'6" (2.44m x 1.98m)

Part tiled and fitted with an excellent quality suite comprising a panelled bath with mixer shower, low level W.C., and pedestal wash hand basin. With single radiator, stainless steel heated towel rail, extractor fan and frosted uPVC sealed unit double glazed window to outside.

OUTSIDE

Detached Garage

15'9" x 8'9" (4.80m x 2.67m)

With metal up and over door and light and power.

Garden and Parking

At the front of the property there is lawned garden with many mature bushes, flowers and trees, including a Monkey Puzzle tree and a tarmac driveway to the side leading to the rear of the property. At the rear of the property there is a detached garage with an artificial turf garden and seating area and many mature flowerbeds, trees, shrubs and bushes etc.



Road Map



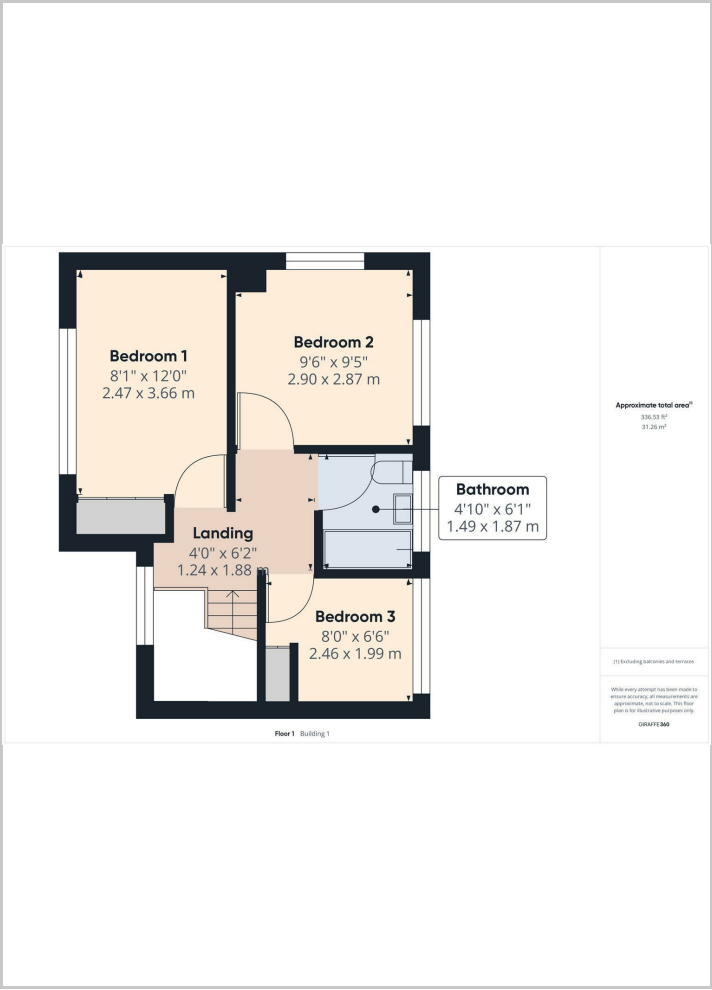
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Important Notice
Jon Mellor & Company, their solicitors and joint agents give notice that:
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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 Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Energy Efficiency Graph

