



# 3 Silverlands Close

Buxton, SK17 6QU

£270,000



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Tenure Freehold Council Tax Band D



Situated in Silverlands Close, Buxton, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat.

The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

This bungalow presents an excellent opportunity to embrace a comfortable and convenient lifestyle in one of Derbyshire's most picturesque towns. Don't miss the chance to make this lovely property your own.

## DIRECTIONS

From our Buxton office turn left onto Terrace Road and proceed through the traffic lights. Turn first left onto Hardwick Street and bear right onto Hardwick Mount. Follow the road as it becomes Hardwick Square East and at the junction, turn left onto Silverlands. Continue ahead past the Police Station and turn left onto Silverlands Close where number 3 can be found at the bottom of the road on the right hand side.

## Entrance

With a wood effect laminate flooring, single radiator, storage cupboard, uPVC front door and uPVC sealed unit double glazed frosted window to front

## Kitchen

Fitted with a range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. Space for a washing machine, fridge/ freezer , electric cooker and dishwasher. uPVC sealed unit double glazed window to front.

## Lounge/diner

With a cast iron multi-fuel wood stove, two single radiators, triple aspect with uPVC sealed unit double glazed windows to the front and side and sliding sealed unit double glazed patio doors leading out to the rear garden.

## Inner Hallway

Radiator. Storage cupboard with shelving. Cupboard housing boiler.

## Bedroom One

With single radiator, uPVC sealed unit double glazed window to rear and built-in double wardrobe with mirrored doors.

## Bedroom Two

With single radiator, uPVC sealed unit double glazed window to rear and built-in double wardrobe.

## Bathroom

Double length shower cubicle with wall mounted shower unit , low-level WC and pedestal washbasin. Tiled walls. Radiator, extractor fan and frosted uPVC sealed unit double glazed window to front.

## Garage

Integral with remote controlled electric roller door. Power and light connected. Space for tumble dryer.

## Outside

To the front of the property there is a driveway providing off road parking leading to integral single garage. Paved front garden with various shrubs. Pathway and gate leading to the rear of the property. Stoned garden with flower and shrub beds. Shed. Patio area. Steps lading down to further garden area enclosed by fencing backing onto woodland.



## Road Map



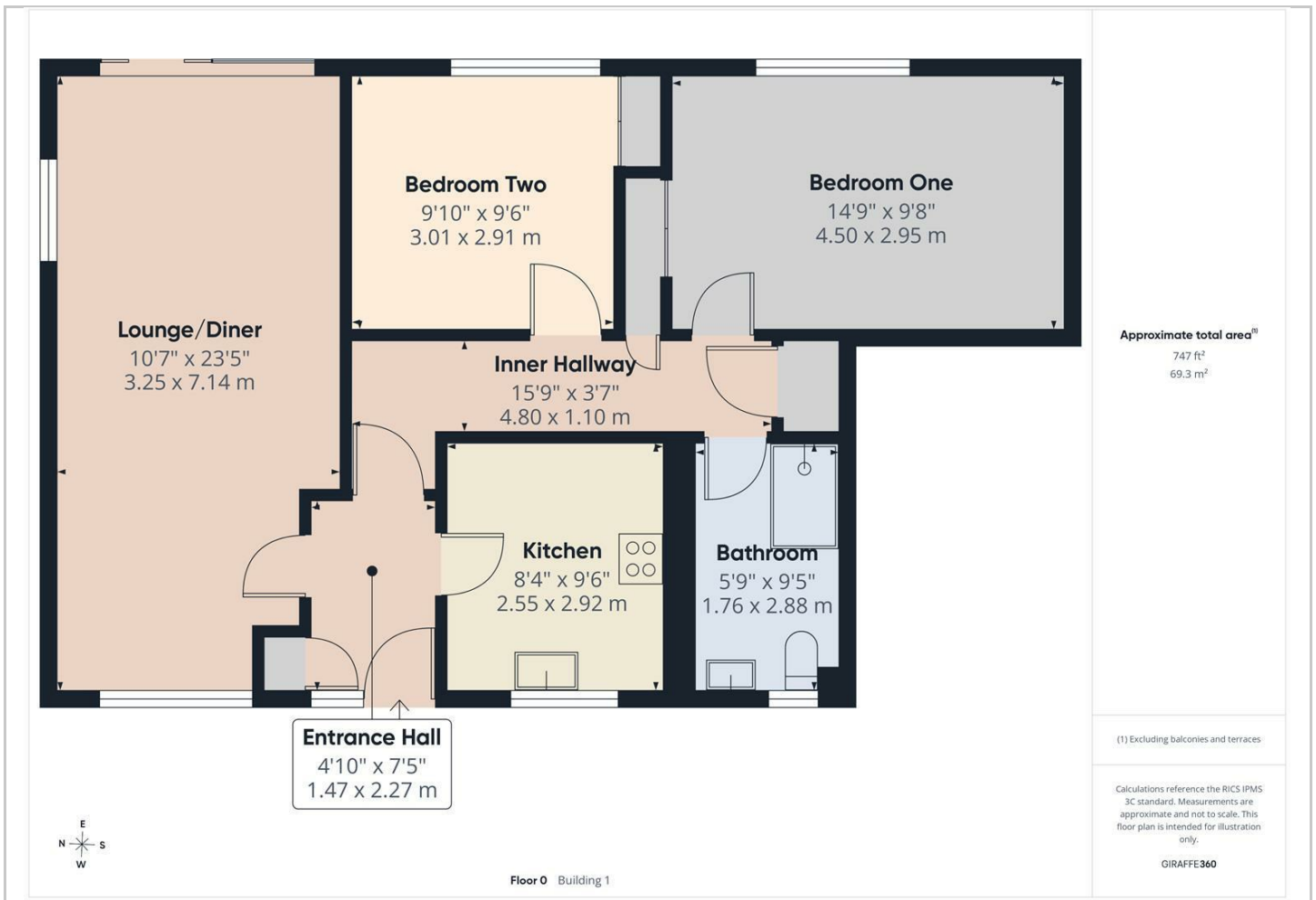
## Hybrid Map



## Terrain Map



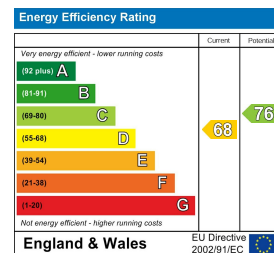
## Floor Plan



## 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.

## Energy Efficiency Graph



### Important Notice

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