



## 43 South Avenue

Buxton, SK17 6NQ

£289,950





# 43 South Avenue

Buxton, SK17 6NQ

Tenure Freehold Council Tax Band C



A stunningly presented and appointed two reception, four bedroom, two bathroom family home in a superb location in central Buxton within easy reach of the Market Place and Town centre. Maintained and improved by our clients to the very highest of standards over a number of years. The property benefits from combination gas fired central heating and uPVC sealed unit double glazing throughout, with excellent quality fittings to the kitchen and two bathrooms. Generous below ground storage cellars and convenient flagged yard area to the rear. With a number of original period features, this beautiful home should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and onto the Market Place. Turn immediate left into Market Street. Proceed ahead and at the 'T' junction turn left again into South Avenue. No. 43 will be seen on the left hand side after a short while.

## GROUND FLOOR

### Entrance Porch

4'4" x 3'10" (1.32m x 1.17m)

With stained glass front entrance door, tiled flooring and decorative stained glass main entrance door leading to the entrance hall.

### Entrance Hall

10'9" x 4'5" (3.28m x 1.35m)

With decorative tiled flooring, stairs to first floor, single radiator and ceiling cornice.

### Lounge

13'5" x 12'2" (4.09m x 3.71m)

With recessed fireplace and decorative tiled hearth, stripped wooden flooring throughout, double radiator, decorative ceiling cornice and uPVC sealed unit double glazed bay window to front.

### Dining Room

14'9" x 11'4" (4.50m x 3.45m)

With a feature recessed fireplace and granite hearth incorporating a cast iron wood burning stove. Wood effect laminate flooring, double radiator and uPVC sealed unit double glazed bay window to side.

### Kitchen

13'7" x 7'9" (4.14m x 2.36m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splash back. Integrated oven with stainless steel four ring gas hob and stainless steel extractor over, space and plumbing for a washing machine and space for a fridge/freezer. With uPVC sealed unit double window to side and frosted uPVC sealed unit double glazed door to rear yard. Door to cellars.

### Cellar Room One

17'4" x 12'11" (5.28m x 3.94m)

With light and power.

### Cellar Room Two

11'6" x 11'0" (3.51m x 3.35m)

With light and power.

### Cellar Room Three

9'8" x 7'10" (2.95m x 2.39m)

With light and power.

## FIRST FLOOR

### Landing

8'5" x 5'11" (2.57m x 1.80m)

Built-in storage cupboard and stairs to second floor.

### Bedroom One

14'1" x 11'10" (4.29m x 3.61m)

With stripped wooden flooring, double radiator, T.V. aerial point and two uPVC sealed unit double glazed windows to front.

### En-Suite Shower Room

10'6" x 3'6" (3.20m x 1.07m)

Fully tiled throughout with a glazed and tiled double shower unit and shower, vanity washbasin and low level W.C. Extractor fan and heated towel radiator.

### Bedroom Two

11'9" x 11'9" (3.58m x 3.58m)

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

## SECOND FLOOR

### Landing

9'2" x 4'3" (2.79m x 1.30m)

With Velux sealed unit double glazed loft window.

### Bedroom Three

18'8" x 12'5" (part sloping ceiling) (5.69m x 3.78m (part sloping ceiling))

With stripped wooden flooring, built-in double wardrobe, double radiator, vanity washbasin with storage cupboards below and two uPVC sealed unit double glazed windows.

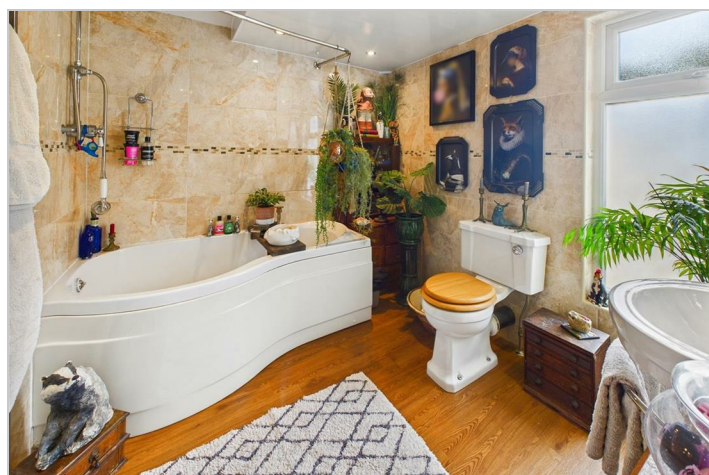
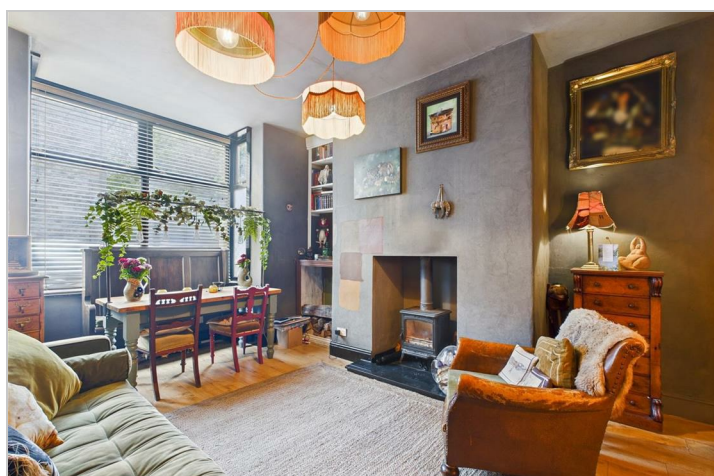
### Bedroom Four

13'3" x 11'11" (4.04m x 3.63m)

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

## OUTSIDE

To the front of the property there is a front garden area with mature hedgerows, shrubs and flowers etc. The rear yard is mainly flagged and fenced.





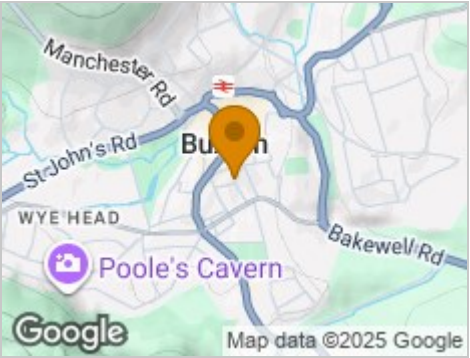
Road Map



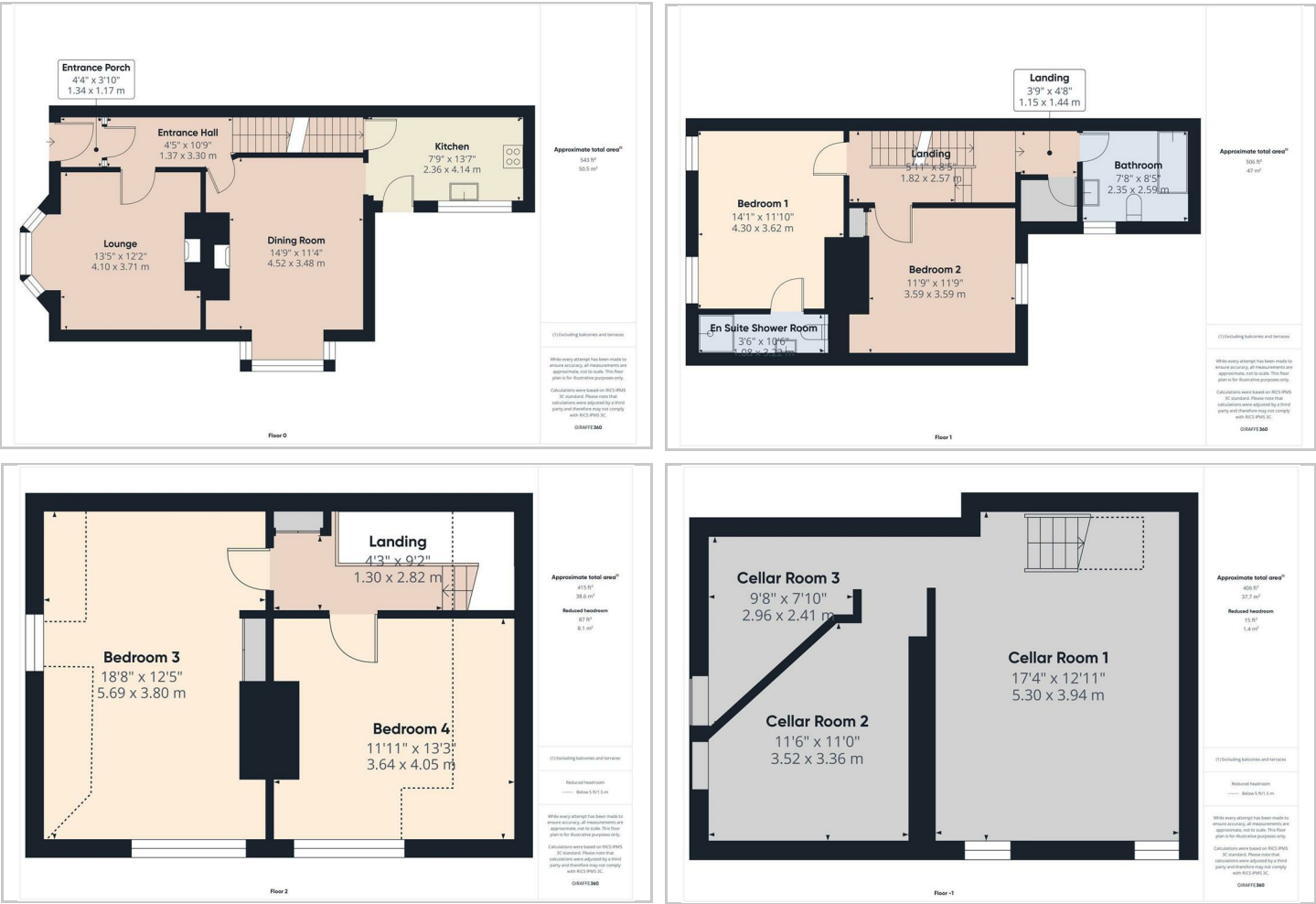
Hybrid Map



Terrain Map



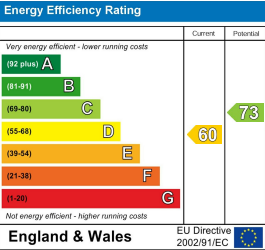
Floor Plans



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.

Energy Efficiency Graph



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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk