



100 Granby Road

Buxton, SK17 7TJ

£215,000



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Tenure Freehold Council Tax Band B



Situated on a cul de sac we are delighted to offer for sale this spacious three bedroom semi detached family home with two reception rooms and the benefit of uPVC sealed unit double glazing and combination gas fired central heating. The property stands in a good size plot with a detached garage and off road parking for several vehicles and lawned gardens to the front and rear. The property can be modernised to the individual purchaser's own taste and is offered for sale with no onward chain. Viewing is recommended.

DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road travelling straight across the next roundabout and turn left at the next two roundabouts into Fairfield Road. Continue up the hill and turn right into Queens Road and follow the road around bearing right as it becomes Bench Road. Proceed to the end and turn right into Victoria Park Road. Turn left into Granby Road and the property can be found after a short while situated in a cul de sac on the right hand side.

GROUND FLOOR

Entrance Porch

8'1" x 1' (2.46m x 0.30m)

With uPVC sealed unit double glazed window and door to front and tiled flooring.

Entrance Hall

10'11" x 8'8" (3.33m x 2.64m)

With single radiator, stairs to first floor and uPVC sealed unit double glazed window to porch.

Lounge

14'9" x 11'10" (4.50m x 3.61m)

With a coal effect living flame gas fire with stone fireplace surround and mantle over, television aerial point, double radiator and uPVC sealed unit double glazed window looking to the rear garden.

Dining Room

11'1" x 10'3" (3.38m x 3.12m)

With coal effect living flame gas fire with decorative wooden surround, single radiator and uPVC sealed unit double glazed window to front.

Kitchen

10'4" x 7'11" (3.15m x 2.41m)

Fitted with a range of wooden base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. With space and plumbing for a washing machine, space for a fridge/freezer and under stairs storage pantry with shelving. Double radiator, door to side passage and uPVC sealed unit double glazed window to rear.

Side Passage

12'4" x 2'11" (3.76m x 0.89m)

With door to front and door to rear garden.

Cloakroom

5'3" x 2'3" (1.60m x 0.69m)

With high level suite wc and a frosted window to front.

Store Room

6'10" x 2'4" (2.08m x 0.71m)

With light and power.

Workshop

5'11" x 5'7" (1.80m x 1.70m)

With light and power, window to rear and work bench.

FIRST FLOOR

Landing

10'4" x 3'5" (3.15m x 1.04m)

With uPVC sealed unit double glazed window to side, loft access and storage cupboard housing a wall mounted Ideal combination central heating and hot water boiler.

Bedroom One

13'2" x 10'9" (4.01m x 3.28m)

Fitted with a range of wardrobes, some with mirrored fronts and with storage shelving. With single radiator and uPVC sealed unit double glazed window to front.

Bedroom Two

12'4" x 11'10" (3.76m x 3.61m)

With uPVC sealed unit double glazed window looking to the rear garden, single radiator and built in storage cupboard.

Bedroom Three

8'9" x 7' (2.67m x 2.13m)

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

Bathroom

7'10" x 5' (2.39m x 1.52m)

Fully tiled and fitted with a suite comprising panel bath with mixer shower over, pedestal wash basin and low level suite wc. With single radiator and frosted uPVC sealed unit double glazed window.

OUTSIDE

Garage and Driveway

The property is approached by a driveway and has a parking area. There is also a single detached garage.

Gardens

At the front of the property there is a lawn whilst the rear garden has a lawn and flagged patio areas and pathways and a selection of mature trees, plants and shrubs. There is also a greenhouse.



Road Map



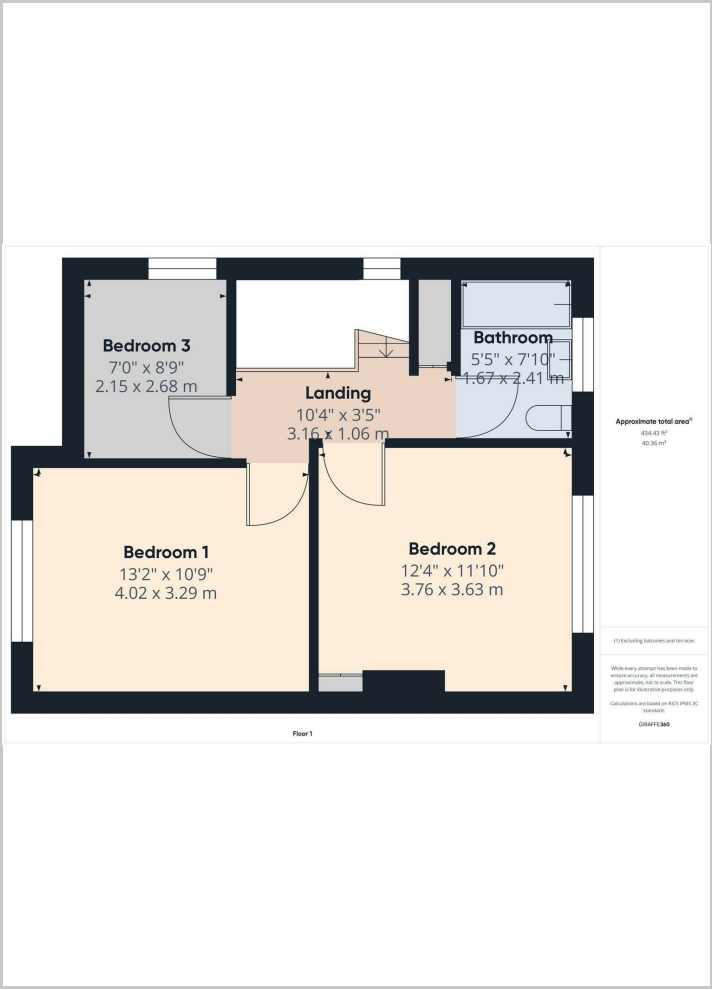
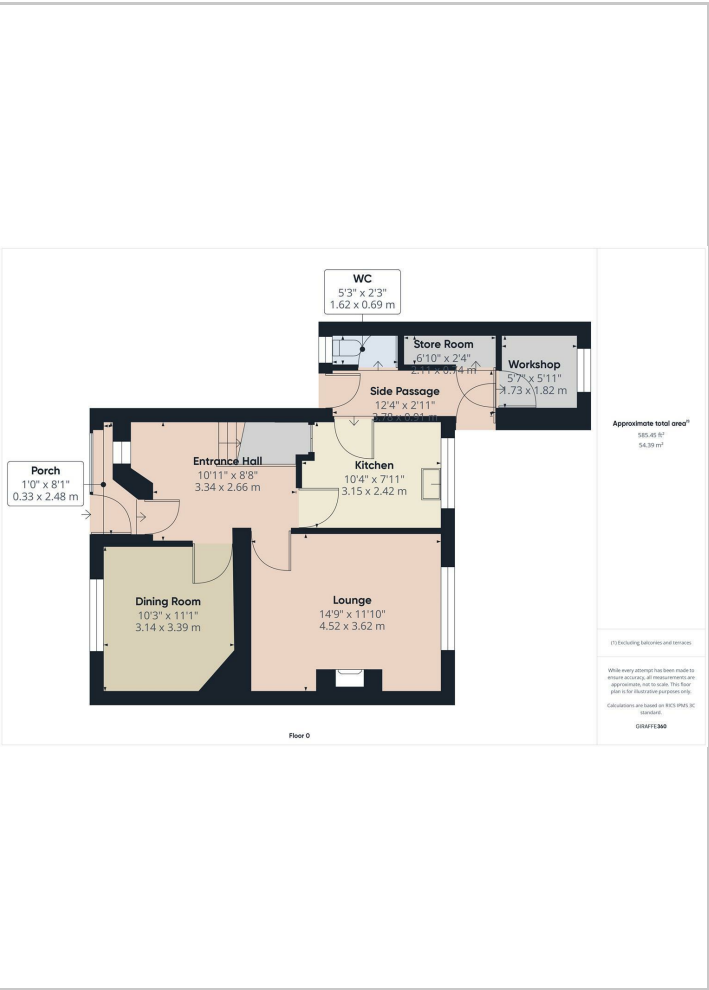
Hybrid Map



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

