



# 49 Punch Bowl Park Manchester Road

Buxton, SK17 6TB

Asking Price £135,000



# 49 Punch Bowl Park Manchester Road

Buxton, SK17 6TB

Tenure Leasehold Council Tax Band A



Situated just off Manchester Road in Buxton, this delightful park home offers a unique opportunity for comfortable living in a picturesque setting. With a well-designed layout, the property features a welcoming reception room, two bedrooms, bathroom and gardens surrounding the home.

Set within a tranquil park environment, this property allows for a peaceful lifestyle while still being close to the amenities and attractions that Buxton has to offer. Known for its stunning natural beauty and rich history.

This park home is perfect for those seeking a low-maintenance lifestyle without compromising on comfort. Whether you are looking to downsize or simply wish to enjoy the serene surroundings, this property presents an excellent opportunity. Do not miss the chance to make this charming park home your own.

## DIRECTIONS

From our Buxton office turn right and bear left at the roundabout. After a short distance bear right onto Manchester Road, continue along this road then turn right onto The Punch Bowl development. Follow the road as it bends to the right, up the hill where the property can be found on the right.

## Entrance

Steps leading to UPVC double glazed entrance door.

## Lounge

UPVC double glazed window to front and side. Decorative fireplace with marble surround and hearth with inset flame effect electric fire. Radiator. Opening to kitchen/diner.

## Kitchen/Diner

UPVC double glazed window and door to side with steps down to the garden. Extensive range of base and wall units Worksurfaces with breakfast bar. Tiled splashbacks. Built in electric oven with gas hob and extractor over. Stainless steel sink unit.

## Bedroom One

UPVC double glazed window to side and rear. Built in wardrobes. Radiator.

## Bedroom Two

UPVC double glazed window to side. Radiator.

## Bathroom

UPVC obscure double glazed window to rear. Low level W.C. Pedestal wash basin. Shower enclosure with wall mounted shower. Radiator. Tiling to walls.

## OUTSIDE

Allocated parking space to the front of the property.

## Garden

Gardens surround the home. Patio area to the rear with various mature shrubs and flower borders, backing onto woodland. Storage sheds. Shingle area to the side bordered with hedging and fencing.



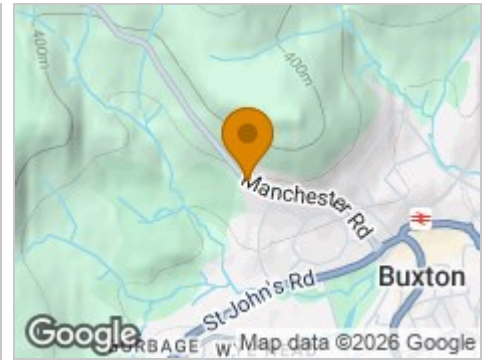
## Road Map



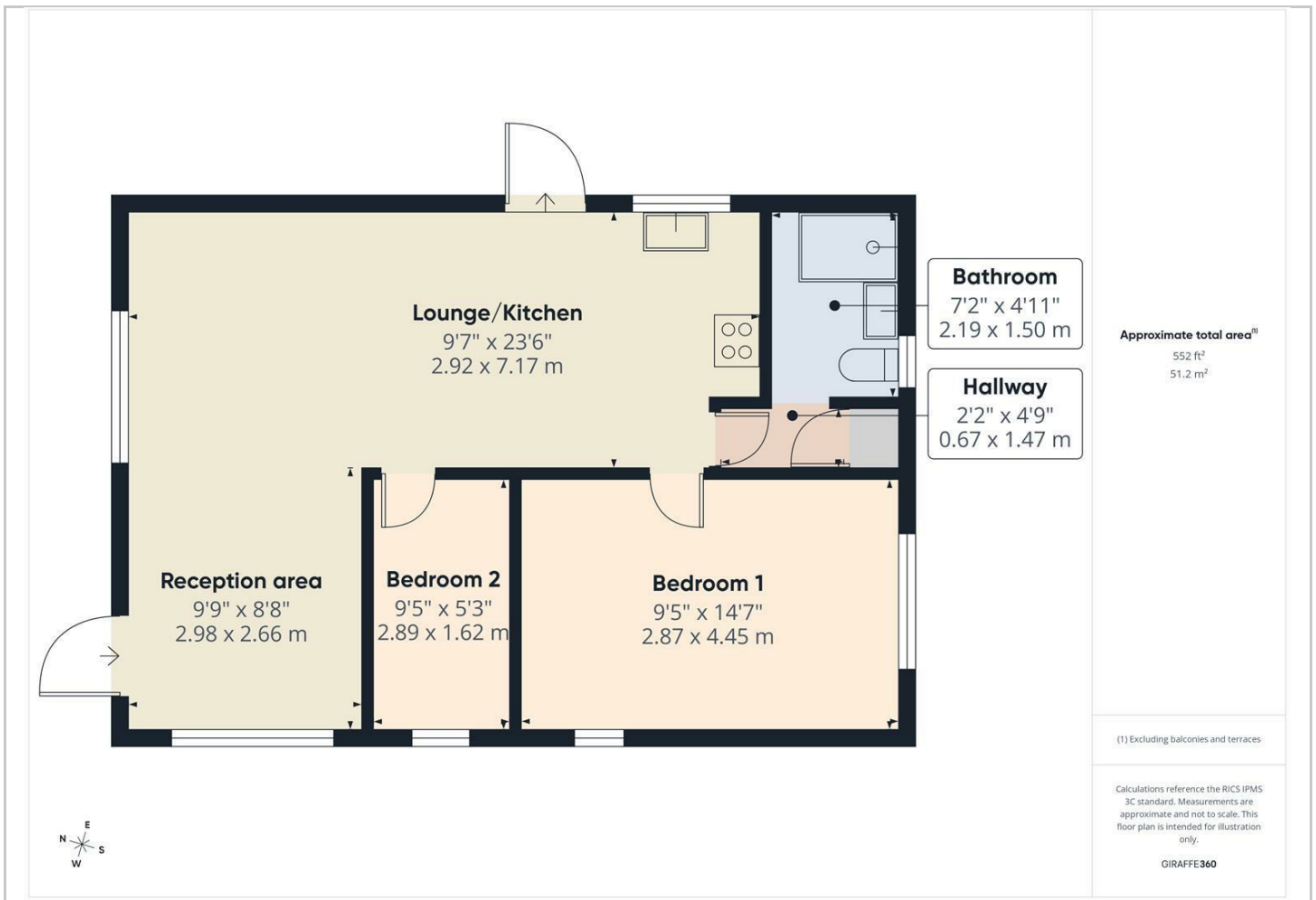
## Hybrid Map



## 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

Mellors Estate Agents, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- 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 Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: [info@mellors.org.uk](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)