



42 Carr Road

Buxton, SK17 6WF

£285,000



42 Carr Road

Buxton, SK17 6WF

Tenure Freehold Council Tax Band C



Situated in a cul de sac in this popular residential area, we are delighted to offer for sale this beautifully maintained and presented three bedroom, two bathroom family home. The property has lawned gardens to front and rear and off road parking for two vehicles and benefits from uPVC sealed unit double glazing and gas fired central heating throughout. Also having the benefit of a substantial detached summerhouse with light and power. All in all, this property should be viewed internally to be fully appreciated.

DIRECTIONS:

From our Buxton office, turn right and bear left at the roundabout. Turn left into St Johns Road, proceeding through the traffic lights into Leek Road. After a short while, turn right into Carr Road and continue towards the end of the road where 42 can be found in a cul de sac on the right hand side.

GROUND FLOOR

Entrance Hall

13'8" x 4' (4.17m x 1.22m)

With single radiator and stairs to first floor.

Cloakroom

4'7" x 3'11" (1.40m x 1.19m)

With low level suite wc, wall mounted wash hand basin, extractor fan and single radiator.

Dining Kitchen

12'9" x 12'7" (3.89m x 3.84m)

Fitted with an excellent quality range of base and eye level units and working surfaces with display cupboards and shelving. With integrated stainless steel four ring gas hob with stainless steel extractor

and built in oven. With an integrated dishwasher, integrated fridge/freezer and a stainless steel single drainer sink unit with splashbacks. With a double radiator, under stairs storage cupboard and uPVC sealed unit double glazed window and French doors leading out to the patio and garden beyond.

Office/Snug

9'6" x 8'6" (2.90m x 2.59m)

With single radiator and uPVC sealed unit double glazed window to front.

FIRST FLOOR

Landing

6'3" x 3'10" (1.91m x 1.17m)

With built in storage cupboard and stairs to second floor.

Lounge

12'10" x 10'1" (3.91m x 3.07m)

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

Bedroom Two

12'11" x 9'10" (3.94m x 3.00m)

With two uPVC sealed unit double glazed windows to rear and with a single radiator.

SECOND FLOOR

Landing

9'7" x 3'5" (2.92m x 1.04m)

Airing cupboard with wall mounted Worcester combination central heating and hot water boiler and single radiator.

Bedroom One

12'10" x 9'10" (3.91m x 3.00m)

With built in triple wardrobe, single radiator, loft access and uPVC sealed unit double glazed window to front.

En Suite Shower Room

5'11" x 4'7" (1.80m x 1.40m)

With a mermaid board and glazed cubicle with fitted shower, low level suite wc and vanity wash hand basin. Extractor fan.

Bedroom Three

9'11" x 5'11" (3.02m x 1.80m)

Built in work bench, single radiator, storage cupboard with shelving and Velux sealed unit double glazed loft window.

Bathroom

6'7" x 5'6" (2.01m x 1.68m)

With mermaid board walls and fitted with an excellent quality suite comprising a panel bath with mixer shower and shower over, low level suite wc and vanity wash hand basin with storage below. With single radiator, Velux sealed unit double glazed loft window and extractor fan.

OUTSIDE

Garden and Parking

To the front of the property there is a lawn with mature and well stocked flowerbeds and borders and a driveway suitable for the off road parking of vehicles. The rear garden is mainly laid to lawn with pathways and mature borders

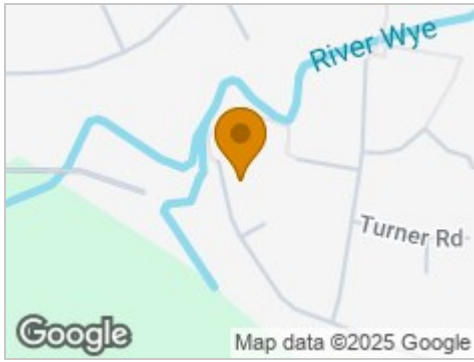
Office/Summerhouse

17' x 16'11" (5.18m x 5.16m)

A substantial detached building with light and power and sealed unit double glazed windows.



Road Map



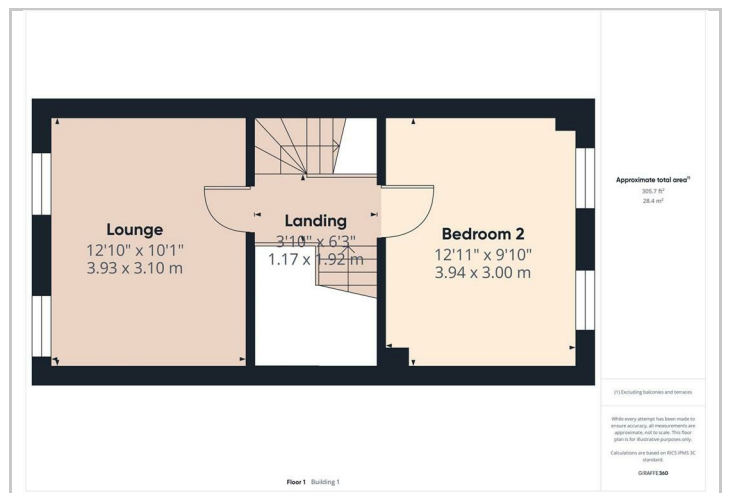
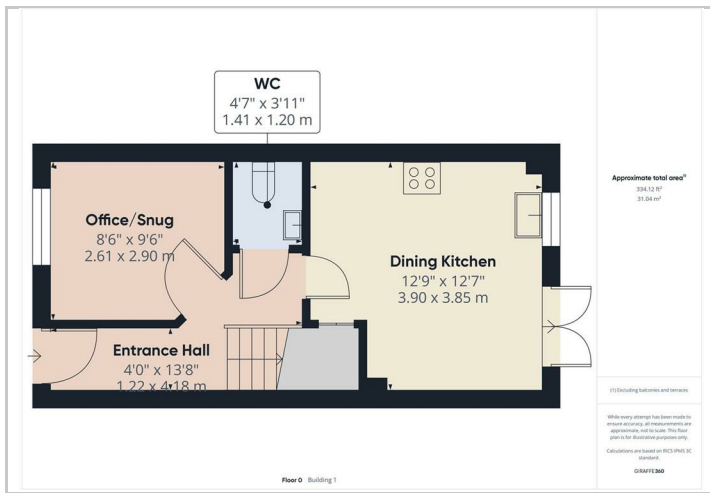
Hybrid Map



Terrain Map



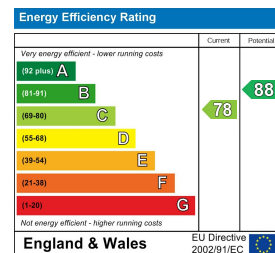
Floor Plans



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



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 www.mellors.org.uk