



# 7 Sherwood Road

Buxton, SK17 9EW

£260,000



# 7 Sherwood Road

Buxton, SK17 9EW

Tenure Freehold Council Tax Band B



Situated in the popular Sherwood Road in Buxton, this spacious semi-detached house offers two reception rooms and three well proportioned bedrooms.

A fantastic opportunity to personalise to its true potential and transform to a family home.

Located in the picturesque town of Buxton, residents will enjoy easy access to local amenities, parks, and the stunning countryside that surrounds the area. This home is not just a place to live; it is a gateway to a vibrant community and a lifestyle filled with outdoor adventures and cultural experiences.

## DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street.

Travel straight through the traffic lights into London Road and after passing the turning for Mosley Road on the right, turn left into Heath Grove.

At the junction, turn right into Sherwood Road and the property can be seen after a short while on the left hand side.

## GROUND FLOOR

### Entrance

14'1" x 4" (4.29m x 1.22m)

Entrance door to hallway with stairs to first floor. Access to under stairs. Radiator.

### W.C

4'7" x 3'1" (1.40m x 0.94m)

Low level W.C, wash hand basin. Obscure double glazed window to front. Wood effect flooring.

### Lounge

12'8" x 12'3" (3.86m x 3.73m)

Double glazed window to front. Radiator.

### Reception Room

12'3" x 10'4" (3.73m x 3.15m)

Double glazed French doors to rear. Gas back boiler. Radiator

### Kitchen

8'9" x 7'0" (2.67m x 2.13m)

Double glazed window to front and half glazed door to side. Range of base and eye level units. Worksurfaces with stainless steel sink unit,. Gas hob and electric oven. Space for dishwasher and washing machine. Open cupboard space previously housing fridge/freezer.

## FIRST FLOOR

### Landing

8'2" x 5'11" (2.49m x 1.80m)

Double glazed window to side. Loft access to boarded and carpeted loft space.

### Bathroom

8'1" x 5'5" (2.46m x 1.65m)

Obscure double glazed window to rear and side, Double shower enclosure with wall mounted shower. Low level W.C, pedestal wash basin. Radiator.

### Bedroom One

14'4" x 10'0" (4.37m x 3.05m)

Double glazed window to front. Built in cupboards and range of overbed cupboards and wardrobes.

### Bedroom Two

11'4" x 9'0" (3.45m x 2.74m)

Double glazed window to rear. Radiator.

### Bedroom Three

11'3" x 8'4" (3.43m x 2.54m)

Double glazed window to front. Over stairs storage cupboard. Radiator.

### OUTSIDE

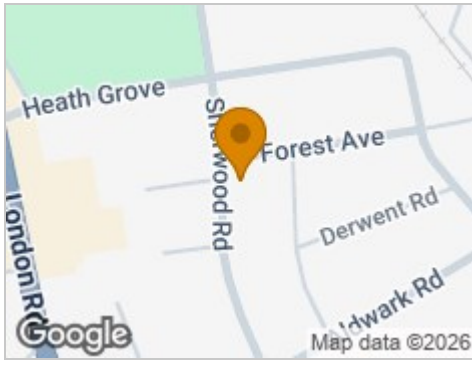
Gate and block paved pathway leading to front door. Lawned area with flower beds and enclosed by hedging. Gated block paved driveway providing off road parking.

### Garden

Lawned area with flower and shrub borders enclosed by fencing. Storage shed.



## Road Map



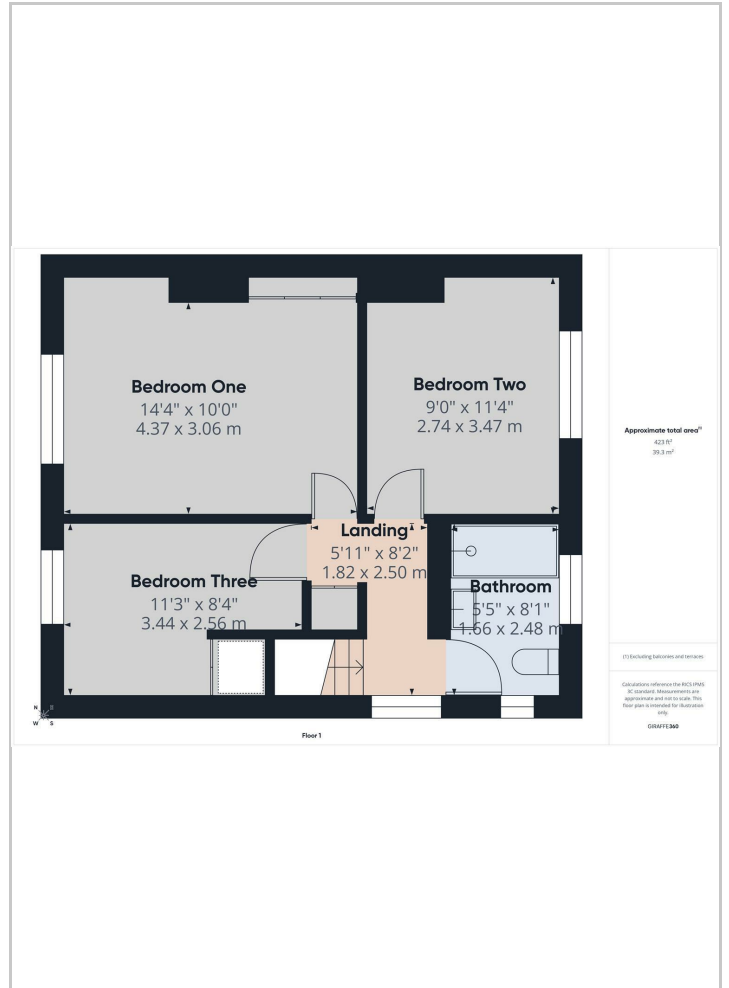
## Hybrid Map



## Terrain Map



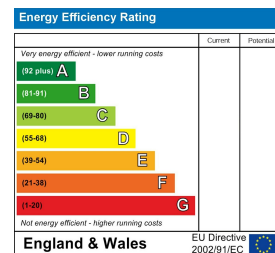
## Floor Plans



## 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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)