



Kenneth House West Road

Buxton, SK17 6HF

£215,000



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Tenure Freehold Council Tax Band C



A centrally situated four bedroom, two bathroom substantial family home benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. With yard to rear and storage cellars, this well presented family home should be viewed to be fully appreciated.

DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and across the Market Place to the London Road junction. Turn right into West Road and after a short while Kenneth House will be seen on the right hand side.

GROUND FLOOR

Entrance Porch

4'7" x 3'3" (1.40m x 0.99m)

Entrance Hall

10'6" x 3'4" (3.20m x 1.02m)

With stairs to first floor, telephone point and single radiator.

Lounge

14'10" x 9'9" (4.52m x 2.97m)

With stone fireplace and mantel over, incorporating a log effect electric fire. With built in storage cupboard, single radiator and uPVC sealed unit double glazed bay window to front. With glazed bay doors leading through into the dining room.

Dining Room

12'11" x 11'0" (3.94m x 3.35m)

With double radiator and uPVC sealed unit double glazed window to rear.

Kitchen

11'6" x 7'9" (3.51m x 2.36m)

Fitted with a range of 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 and plumbing for a dishwasher, space for a fridge/freezer and space and fitting for a cooker. With uPVC sealed unit double glazed windows to rear and side and a frosted uPVC sealed unit double glazed door out to the rear yard. Door to cellars.

FIRST FLOOR

Landing

8'7" x 5'5" (2.62m x 1.65m)

With stairs to second floor.

Bedroom One

13'9" x 11'9" (4.19m x 3.58m)

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

Bedroom Two

12'11" x 7'10" (3.94m x 2.39m)

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

Bathroom

7'10" x 6'1" (2.39m x 1.85m)

Fitted with a panelled bath, pedestal wash hand basin and low level W.C. With double radiator, extractor fan and half tiled.

Shower Room

4'10" x 5'3" (1.47m x 1.60m)

With a fully glazed and tiled shower cubicle and shower, low level W.C., and wall mounted wash hand basin. Half tiled and with a frosted uPVC sealed unit double glazed window to side.

SECOND FLOOR

Landing

8'10" x 2'8" (2.69m x 0.81m)

Cloakroom

4'3" x 2'5" (1.30m x 0.74m)

With low level W.C., wall mounted wash hand basin and extractor fan. Half tiled.

Bedroom Three

12'7" x 11'11" (3.84m x 3.63m)

With Velux sealed unit double glazed loft window, double radiator and uPVC sealed unit double glazed window to front.

Bedroom Four

12'10" x 6'8" (3.91m x 2.03m)

Feature cast iron fireplace, single radiator and uPVC sealed unit double glazed window to rear.

LOWER GROUND FLOOR

Hallway

7'11" x 3'0" (2.41m x 0.91m)

Cellar Room One

14'4" x 9'5" (4.37m x 2.87m)

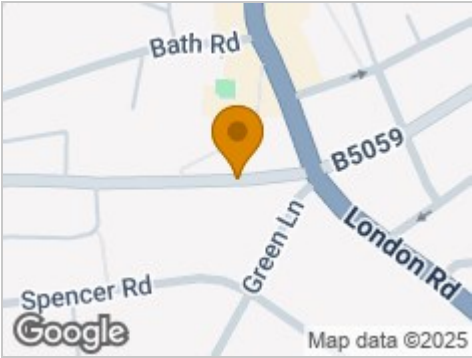
With stone work bench, window to outside, wall mounted shelving and double radiator.

OUTSIDE

To the rear of the property there is a small yard area. To the front of the property there is a good sized flagged area.



Road Map



Hybrid Map



Terrain Map



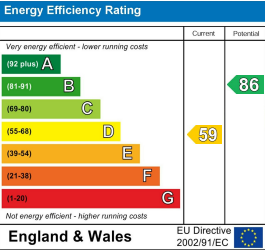
Floor Plans



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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