



7 Silverlands Park

Buxton, SK17 6QX

£285,000



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Tenure Freehold Council Tax Band C



A centrally situated, very well presented three bedroom semi-detached family home on this popular development. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout with uPVC glazed conservatory to the rear. With single detached garage with light and power and off road parking and delightful gardens both front and rear. Within easy distance of higher and lower Buxton, a viewing is highly recommended.

DIRECTIONS:

From our Buxton office turn left and proceed through the traffic lights up Terrace Road to the Market Place. Turn first left into Market Street and immediate left into Hardwick Square South. Follow the road and after a short while turn right into Silverlands Park. Proceed ahead and number 7 will be seen on the right hand side.

GROUND FLOOR

Entrance Hall

With frosted uPVC front entrance door, double radiator and stairs to first floor.

Lounge/Dining Room

23'10" x 8'9" (7.26m x 2.67m)

With a feature decorative marble fireplace surround and mantelpiece over incorporating a coal effect electric fire. With TV aerial point, single radiator and uPVC sealed unit double glazed bay window to front.

Dining Area

With single radiator and sliding uPVC sealed unit double glazed patio doors leading to the conservatory.

Conservatory

9'2" x 8'11" (2.79m x 2.72m)

With single radiator, wall light point and uPVC sealed unit double glazing throughout with French doors leading out to the garden

Kitchen

9'9" x 7'3" (2.97m x 2.21m)

Fitted with a range of base and eye level units and working surfaces incorporating a single drainer stainless steel sink unit with tiled splash back. Space and plumbing for a washing machine and dishwasher and space for a larger fridge. Space and fitting for a cooker with extractor over. Good sized storage pantry, single radiator and Worcester wall mounted combination central heating and hot water boiler. Fully tiled throughout, uPVC sealed unit double glazed window to rear and frosted uPVC door to side.

FIRST FLOOR

Landing

9'10" x 5'11" (3.00m x 1.80m)

Built-in storage cupboard, loft access and frosted uPVC sealed unit double glazed window.

Bedroom One

12'3" x 8'7" (3.73m x 2.62m)

With a range of built-in mirrored wardrobes, single radiator and uPVC sealed unit double glazed window to front.

Bedroom Two

11'4" x 10'4" (3.45m x 3.15m)

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

Bedroom Three

8'0" x 7'9" (2.44m x 2.36m)

With built-in storage cupboard, single radiator and uPVC sealed unit double glazed window to front.

Shower/Wet Room

5'10" x 5'1" (1.78m x 1.55m)

With a walk-in shower area and shower, wall mounted washbasin and low-level w.c. Stainless steel heated towel rail, extractor fan and frosted uPVC sealed unit double glazed window.

OUTSIDE

Single Garage

16'7" x 8'6" (5.05m x 2.59m)

With metal up and over door, light and power.

GARDENS

To the front of the property there is a Tarmacadam driveway suitable for the off road parking of vehicles. The garden is mainly laid to lawn, with many mature flowerbeds, bushes, shrubs, trees etc.

The rear garden is mainly flagged with mature flowerbed borders, bushes, shrubs, trees etc.



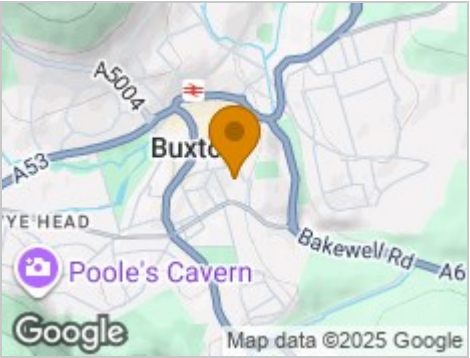
Road Map



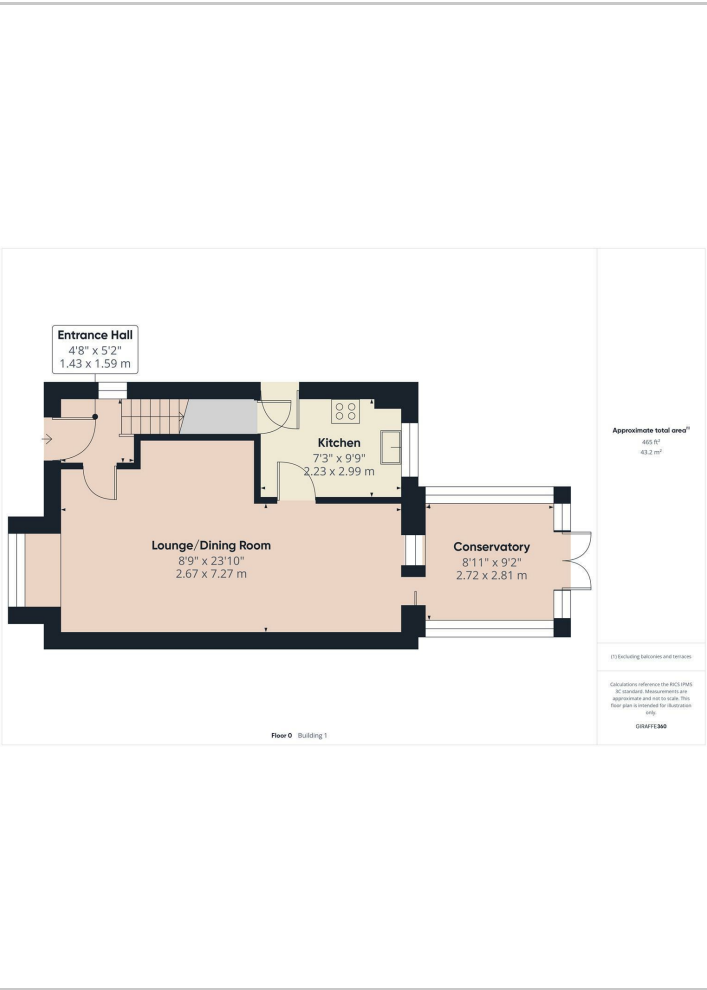
Hybrid Map



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

