



# 9 Hardwick Road

Buxton, SK17 9XW

£318,500



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Tenure Freehold Council Tax Band D



We are delighted to be able to offer for sale this beautifully presented three bedroom, two bathroom detached family home with integral garage, driveway parking and generous gardens. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout and still under the builders warranty for a number of years. An internal inspection is highly recommended.

## DIRECTIONS:

From our Buxton office, bear left and proceed up Terrace Road and cross the Market Place to the London Road traffic lights. Proceed through the lights and follow the road out of Buxton on the A515. After a short while turn right into Church Meadow. Follow Church Meadow taking the second right into Leden Close. At the T junction turn left into Hardwick Road and number 9 will be seen on the left hand side.

## GROUND FLOOR

### Entrance Porch

3'9" x 2'9" (1.14m x 0.84m)

### Lounge

14'4" x 11'10" (4.37m x 3.61m)

With TV aerial point, double radiator and uPVC sealed unit double glazed window to front.

### Inner Hallway

7'5" x 2'10" (2.26m x 0.86m)

Single radiator and stairs to first floor.

### Cloakroom

4'10" x 3'3" (1.47m x 0.99m)

With low-level w.c., pedestal washbasin, extractor fan and single radiator.

## Dining Kitchen

20'0" x 8'6" (6.10m x 2.59m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with splash back. Integrated stainless steel oven with four ring gas hob and extractor over, integrated washing machine, integrated fridge freezer and integrated dishwasher. uPVC sealed unit double glazed window to rear garden and uPVC sealed unit double glazed French doors leading out to the patio and garden beyond.

## FIRST FLOOR

### Landing

6'5" x 3'3" (1.96m x 0.99m)

With loft access and storage cupboard.

### Bedroom One

10'11" x 10'4" (3.33m x 3.15m)

With single radiator and uPVC sealed unit double glazed window.

### En-Suite Shower Room

With a fully tiled and glazed shower cubicle and shower, pedestal washbasin and low-level w.c. Single radiator, extractor fan and frosted uPVC sealed unit double glazed window.

### Bedroom Two

11'0" x 8'11" (3.35m x 2.72m)

With single radiator and uPVC sealed unit double glazed window.

### Bedroom Three

10'10" x 9'1" (3.30m x 2.77m)

With single radiator and uPVC sealed unit double glazed window.

### Bathroom

8'10" x 6'6" (2.69m x 1.98m)

Fitted with a panelled bath with shower over and shower screen, low-level w.c. and pedestal washbasin. Single radiator, extractor fan and frosted uPVC sealed unit double glazed window.

### GARAGE

18'3" x 8'3" (5.56m x 2.51m)

With metal up an over door, light and power. Wall mounted Logic combination central heating and hot water boiler.

### OUTSIDE

To the front of the property there is a driveway suitable for the off road parking of several vehicles with flagged pathways to the front and side and a small garden area with shrubs.

### GARDEN

The rear garden is particularly generous enclosed by wooden fencing and mainly laid to lawn with a flagged patio area



## Road Map



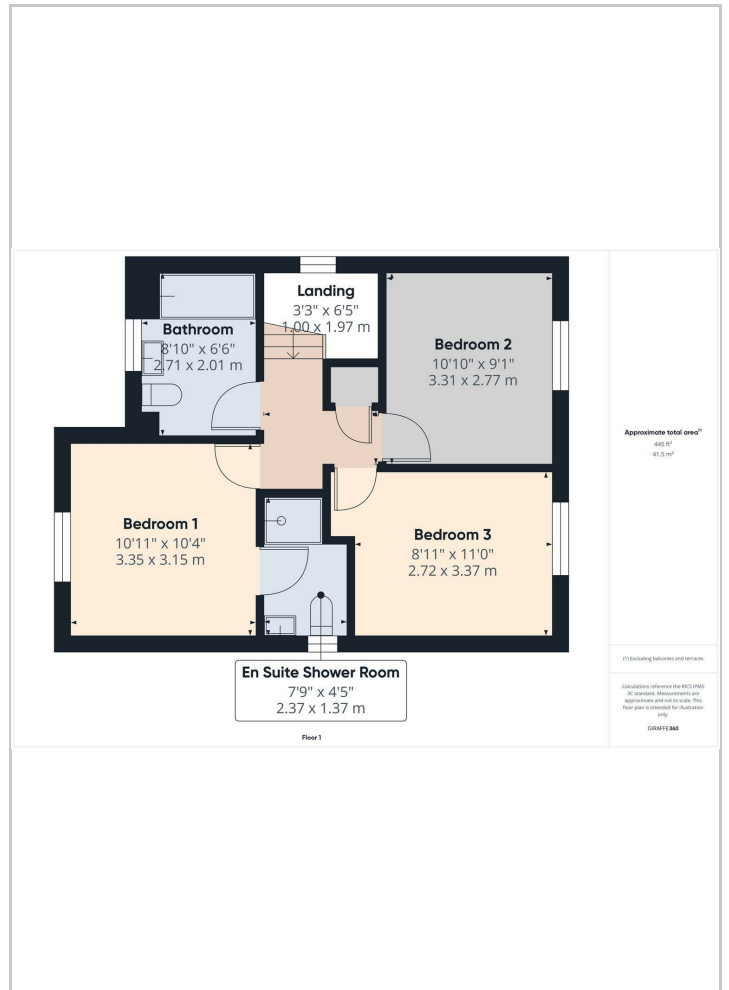
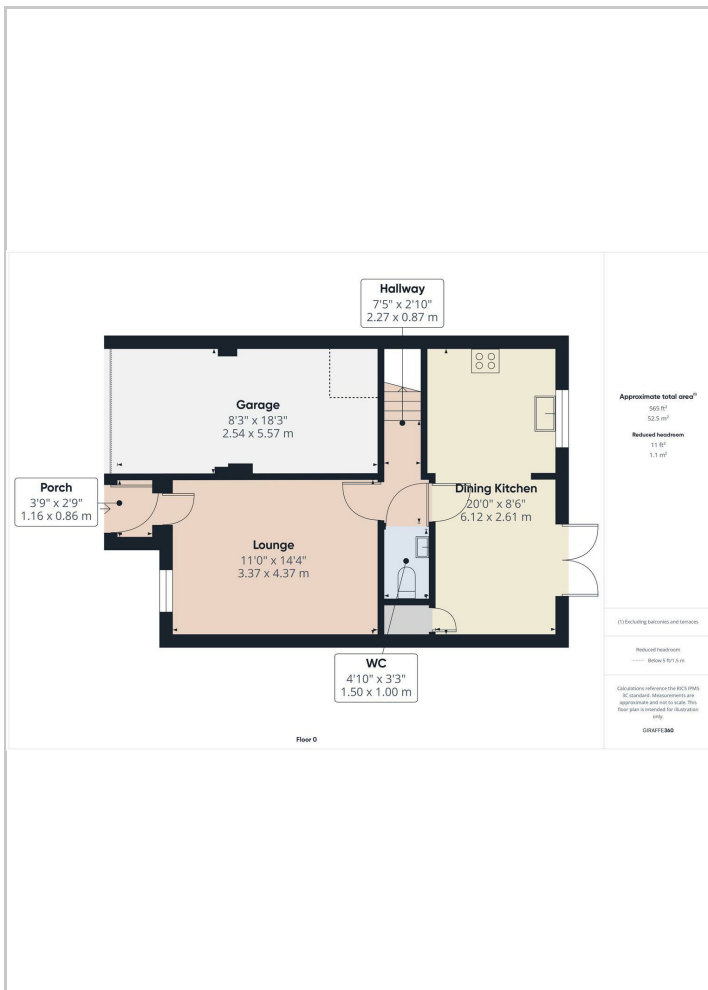
## Hybrid Map



## Terrain Map



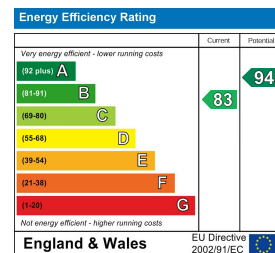
## Floor Plans



## 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



### Important Notice

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