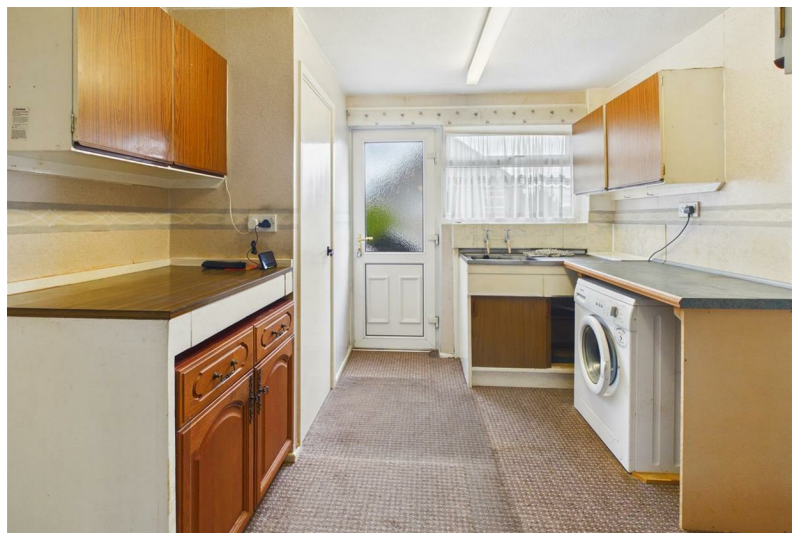
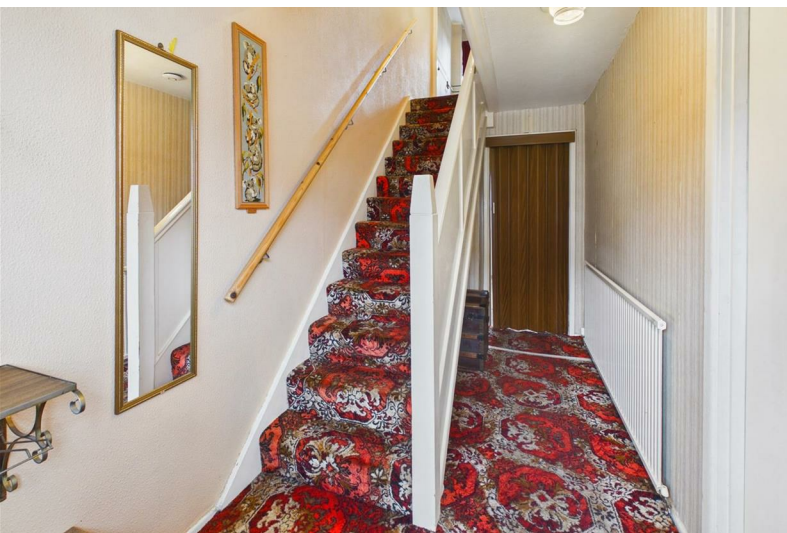




24 Thornsett Avenue

Buxton, SK17 7LJ

Asking Price £179,950



24 Thornsett Avenue

Buxton, SK17 7LJ

Tenure Freehold Council Tax Band B



Situated in Thornsett Avenue, this mid-terrace house offers a perfect blend of comfort and convenience.

The layout of the home is both practical and welcoming, with three well-proportioned bedrooms, two reception rooms, first floor bathroom with separate W.C. and off road parking.

Thornsett Avenue is a desirable location, known for its friendly community and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families and professionals alike.

DIRECTIONS

From our Buxton office bear right and at the roundabout bear right again. Proceed along the Spring Gardens by-pass and at the first mini roundabout proceed straight ahead. At the following two mini roundabouts bear left onto Fairfield Road. Take the first right hand turning onto Queens Road, continue ahead then bear left. After a short distance bear left onto the continuation of Queens Road to the end of the road bearing right onto Tongue Lane. Continue along Tongue Lane and take the fifth right turning into Boarstones Lane. Turn left into Thornsett Avenue and number 24 can be seen on the right where our For Sale board has been erected.

GROUND FLOOR

Entrance

Double glazed entrance door to hallway.

Entrance Hall

12'7" x 5'9" (3.84m x 1.75m)

Stairs to first floor. Radiator.

Kitchen

9'6" x 9'1" (2.90m x 2.77m)

Range of base and wall units. Stainless sink drainer unit. Tiled splashbacks. Space for washing machine. Alcove with space for fridge/freezer. Larder cupboard. Radiator. Double glazed door and window to rear.

Dining Room

9'1" x 8'11" (2.77m x 2.72m)

Double glazed window to rear. Radiator.

Lounge

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

Double glazed window to front. Decorative wooden fire surround with inset electric fire.

FIRST FLOOR

Landing

8'1" x 5'9" (2.46m x 1.75m)

Loft access. Cupboard housing Worcester combination boiler.

Bedroom One

14'0" x 11'10" (4.27m x 3.61m)

Double glazed window to front. Radiator.

Bedroom Two

10'6" x 10'0" (3.20m x 3.05m)

Double glazed window to rear. Radiator.

Bedroom Three

8'4" x 7'10" (2.54m x 2.39m)

Double glazed window to front. Radiator. Glazed panel over stairwell.

WC

5'7" x 2'6" (1.70m x 0.76m)

Obscure double glazed window to rear. Low level WC

Bathroom

5'7" x 5'1" (1.70m x 1.55m)

Obscure double glazed window to rear. Pedestal wash basin. Panel enclosed bath with shower attachment. Tiled walls.

OUTSIDE

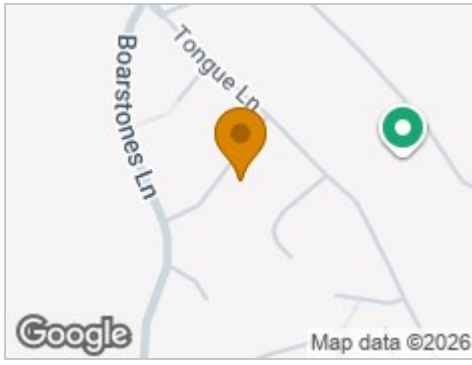
Tarmac and paved area to the front of the property providing off road parking.

Garden

Patio area with steps down to lawn area with flower and shrub borders enclosed by panel fencing. Shed to remain. Access to side passage



Road Map



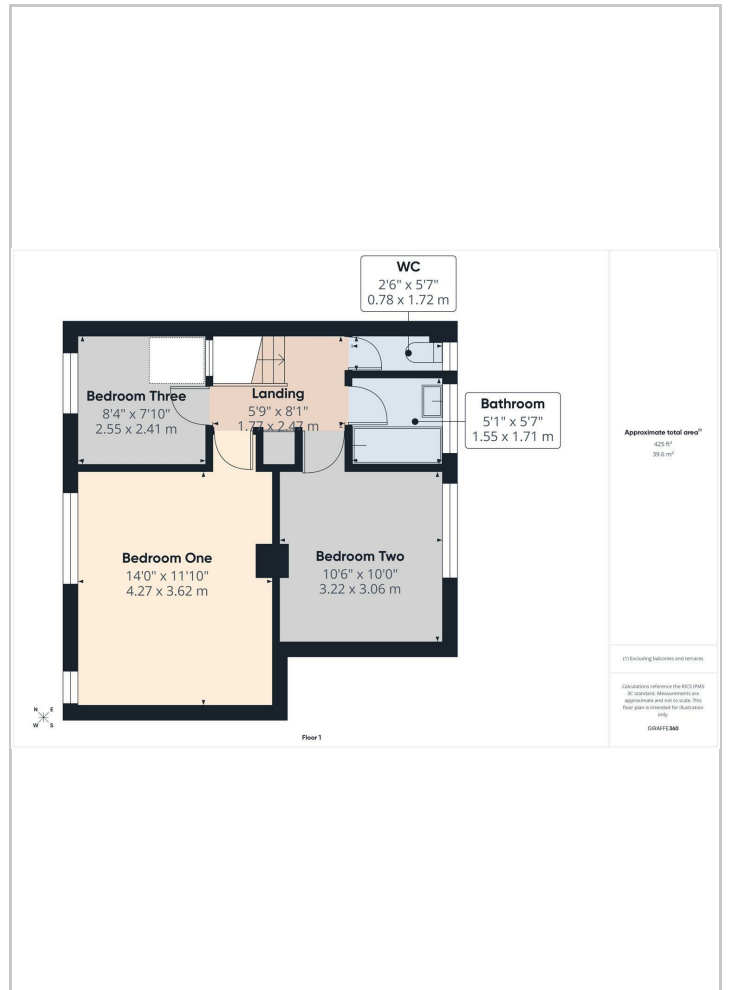
Hybrid Map



Terrain Map



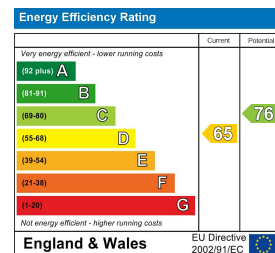
Floor Plans



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:

1. 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.
2. 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