



# 49 Dale Road

Buxton, SK17 6NJ

£185,000



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Tenure Freehold Council Tax Band



A centrally located, versatile, four/five bedroom property with accommodation over four levels. Benefitting from combi gas fired central heating throughout and majority uPVC sealed unit double glazing. With good sized flagged yard to the rear. A viewing is highly recommended. No onward chain.

## DIRECTIONS

From our Buxton office bear left and up Terrace Road and across the Market Place to the London Road traffic lights. At the traffic lights bear left into Dale Road and Number 49 can be seen, after a short while, on the left hand side.

## GROUND FLOOR

### Entrance Hall

11'8" x 3'0" (3.56m x 0.91m)

Single radiator, stairs to first floor and stairs to lower ground floor.

### Landing

8'0" x 4'0" (2.44m x 1.22m)

### Cloakroom

6'0" x 3'0" (1.83m x 0.91m)

With low level W.C., pedestal wash basin and Velux sealed unit double glazed loft window.

### Bedroom Two (front)

14'11" x 9'11" (4.55m x 3.02m)

With a feature cast iron fireplace with mantel over, double radiator and uPVC sealed unit double glazed window bay window to front.

### Bathroom

10'5" x 4'10" (3.18m x 1.47m)

Fitted with a panelled bath, pedestal wash basin and

low level W.C. With double radiator, frosted uPVC sealed unit double glazed window to rear and extractor fan. Fully tiled and glazed shower cubicle, storage cupboard and three quarter tiled throughout.

## LOWER GROUND FLOOR

### Hallway

2'9" x 2'7" (0.84m x 0.79m)

### Kitchen

11'8" x 10'6" (3.56m x 3.20m)

Fitted with a range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. Space and plumbing for a washing machine, space and plumbing for a dishwasher and space and fitting for an electric cooker. Space for a fridge/freezer, double radiator and glazed window to rear.

### Bedroom One

14'5" x 14'1" (4.39m x 4.29m)

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

## FIRST FLOOR

### Landing

6'3" x 5'2" (1.91m x 1.57m)

With circular feature window to rear and stairs to second floor. Double radiator.

### Bedroom Three

13'4" x 12'0" (4.06m x 3.66m)

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

### Bedroom Four

10'8" x 8'11" (3.25m x 2.72m)

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

### SECOND FLOOR

#### Landing

5'4" x 3'0" (1.63m x 0.91m)

### Bedroom Five

13'3" x 11'6" (4.04m x 3.51m)

With part sloping ceiling, double radiator and uPVC sealed unit double glazed bay window to front.

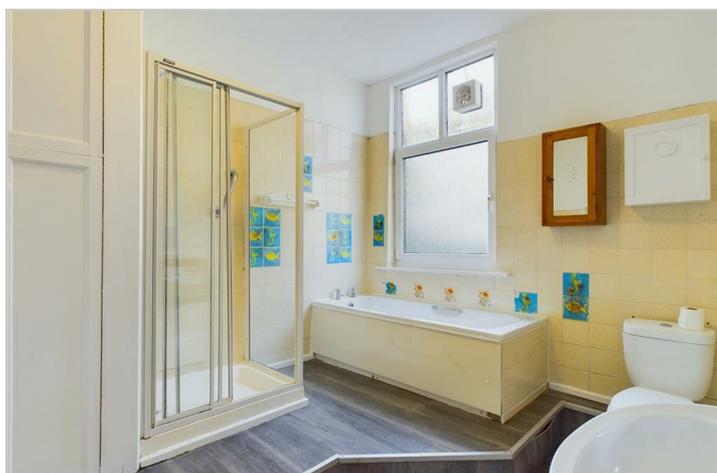
### Bedroom Six

11'5" x 9'1" (3.48m x 2.77m)

With single radiator, loft access and two Velux sealed unit double glazed windows.

### OUTSIDE

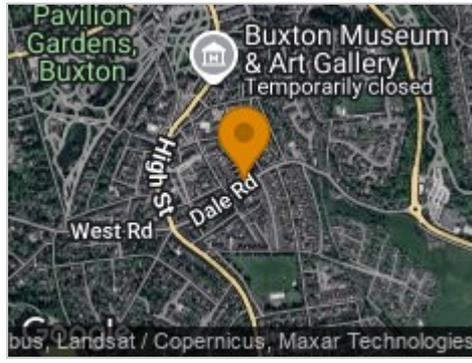
To the rear of the property there is a good sized flagged yard and storage shed.



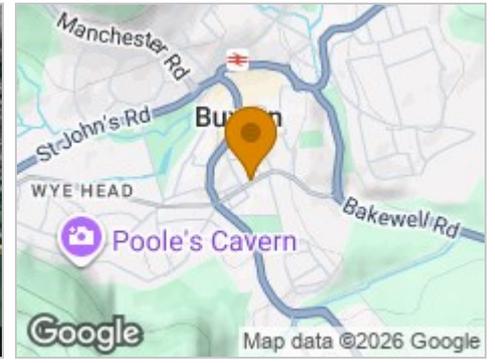
## Road Map



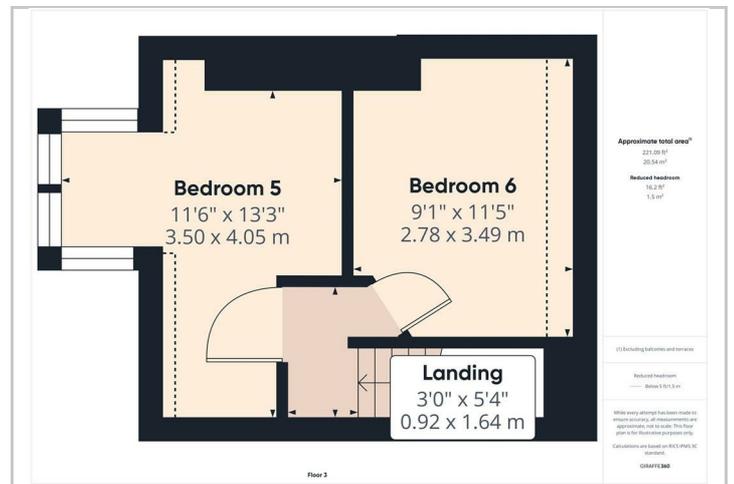
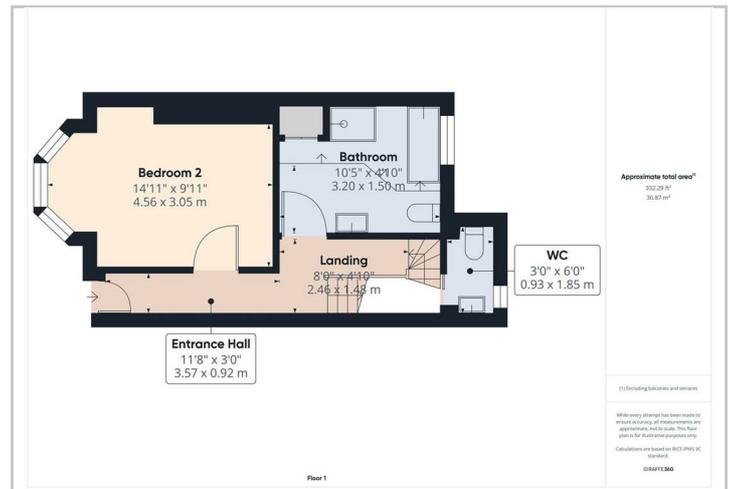
## Hybrid Map



## Terrain Map



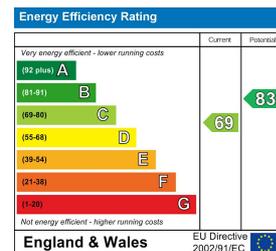
## Floor Plans



## 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

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