



42 Berwick Road

Buxton, SK17 9PE

£279,950



42 Berwick Road

Buxton, SK17 9PE

Tenure Freehold Council Tax Band C



Renovated and upgraded by our client within recent years with new Kitchen and bathroom fittings, this superb family home offers open plan living accommodation on the ground floor with a substantial conservatory to the rear. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout, with ample off-road parking and generous gardens both front and rear. This is an ideal family home on an extremely popular development and 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 traffic lights. Continue through the lights following the road and take the right turn signposted for Harpur Hill. Proceed along this road taking the first left turn into Berwick Road. Follow the road as it bears to the right and No. 42 can be seen on the right hand side.

GROUND FLOOR

Front Entrance Hall

5'5" x 3'3" (1.65m x 0.99m)

With stairs to first floor, uPVC sealed unit double glazed front entrance door and frosted uPVC sealed unit double glazed window to side.

Lounge Area

13'11" x 12'2" (4.24m x 3.71m)

With double radiator and uPVC sealed unit double glazed bay window to front. Open plan to kitchen/dining area.

Kitchen/Dining Area

17'2" x 8'8" (5.23m x 2.64m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one-and-a-half bowl stainless steel single drainer sink unit with splashbacks. With space for fridge/freezer, space and fitting for a cooker and integrated dishwasher. Understairs storage cupboard with space and plumbing for a washing machine, uPVC sealed unit double glazed frosted door to side and uPVC sealed unit double glazed windows to both the Conservatory and the rear garden.

Dining Area

With uPVC sealed unit double glazed French doors leading to the conservatory.

Conservatory

12'5" x 10'4" (3.78m x 3.15m)

With wood effect laminate flooring throughout, double radiator and wall-light point. uPVC sealed unit double glazed throughout with uPVC sealed unit double glazed door to side.

FIRST FLOOR

Landing

6'5" x 3'7" (1.96m x 1.09m)

With uPVC sealed unit double glazed window to side and loft access.

Bedroom One

10'9" x 10'6" (3.28m x 3.20m)

With wood effect laminate flooring, double radiator and uPVC sealed unit double glazed window to front.

Bedroom Two

10'4" x 8'7" (3.15m x 2.62m)

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

Bedroom Three

8'5" x 6'8" (2.57m x 2.03m)

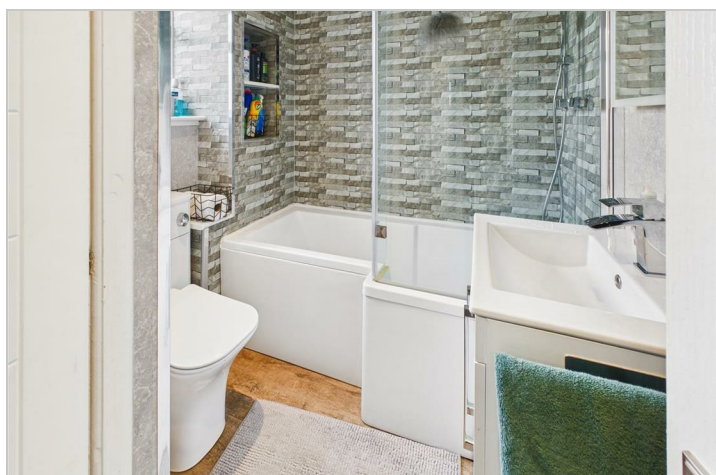
With wood effect laminate flooring, single radiator and uPVC sealed unit double glazed window to rear.

Bathroom

Fitted with an excellent quality suite, comprising a panelled bath with rainfall shower and shower screen, vanity washbasin with storage below and low-level w.c. Airing cupboard with shelving and frosted uPVC sealed unit double glazed window.

OUTSIDE

With flagged pathway, mature flowerbeds and a Tarmacadam driveway to the side of the property suitable for the off-road parking of a number of vehicles. The rear garden is mainly laid to lawn with a flagged pathway with mature shrubs and bushes etc.



Road Map



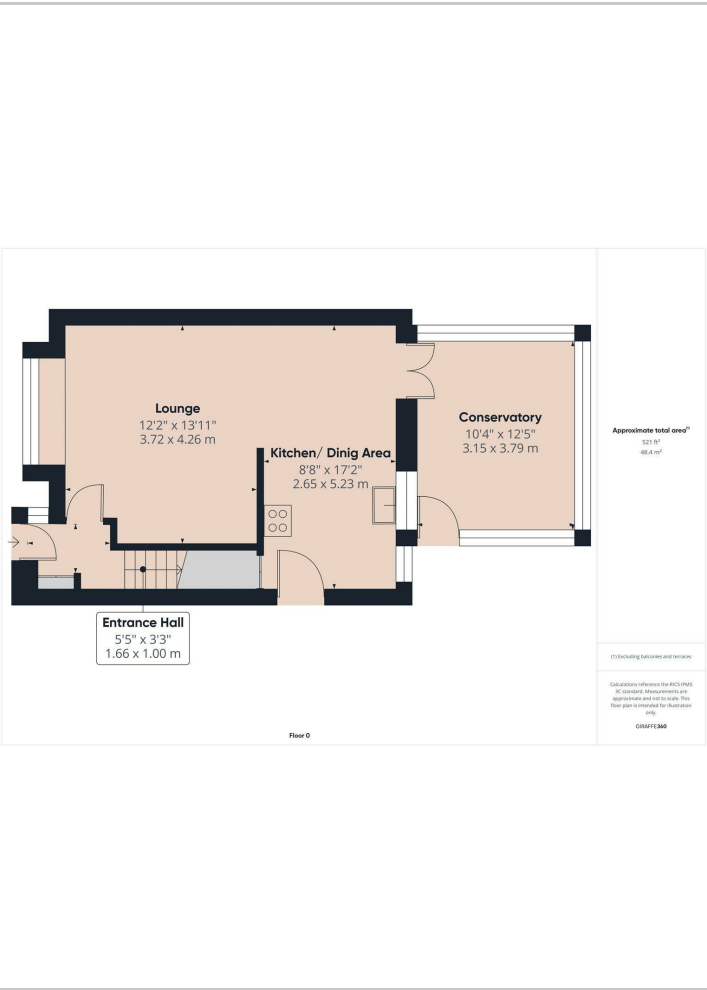
Hybrid Map



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.

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

Energy Efficiency Graph

