



## 19 Alport Avenue

Buxton, SK17 7TN

£189,000

3 1 2 C



# 19 Alport Avenue

Buxton, SK17 7TN

Tenure Freehold Council Tax Band B



Situated in a cul-de-sac location, we are delighted to offer for sale this very well presented three bedroom semi-detached family home with off-road parking for a number of vehicles. Benefiting from uPVC sealed unit double glazing and combi gas fired central heating throughout, this family home offers open plan living and is chain free. With a generous lawned garden to the rear. An early viewing is highly recommended.

## DIRECTIONS

From our Buxton office bear right and then right again at the Spring Gardens bypass. Travel across the first and second roundabouts and turn left at the third roundabout and continue up Fairfield Road. Turn right into Queens Road and follow the road as it bears to the left and then right as it becomes Bench Road. Continue along Bench Road and at the 'T' junction, turn right into Victoria Park Road. Follow the road for a short while and turn left into Granby Road. Proceed along Granby Road and Alport Avenue will be seen on the left hand side.

## GROUND FLOOR

### Lounge

21'1" x 11'1" (6.43m x 3.38m)

With a brick fireplace surround, mantelpiece over and hearth, incorporating a cast iron fireplace. Single radiator, T.V. aerial point, stairs to first floor and uPVC sealed unit double glazed windows to front.

### Dining/Kitchen

20'7" x 8'7" (6.27m x 2.62m)

Fitted with a good 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 tiled splashbacks. With space and plumbing for a washing machine, space for an American style fridge/freezer and two uPVC sealed unit double glazed windows to rear. With wall mounted Ideal Logic combination central heating and hot water boiler. With frosted uPVC door to side. Double radiator.

## FIRST FLOOR

### Landing

8'0" x 6'0" (2.44m x 1.83m)

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

### Bedroom One

12'1" x 8'8" (3.68m x 2.64m)

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

### Bedroom Two

11'0" x 10'10" (3.35m x 3.30m)

With wall mounted shelving, single radiator and uPVC sealed unit double glazed window to front.

### Bedroom Three

8'1" x 6'2" (2.46m x 1.88m)

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

### Cloakroom

5'4" x 2'7" (1.63m x 0.79m)

With low-level W.C., and frosted uPVC sealed unit double glazed window to rear.

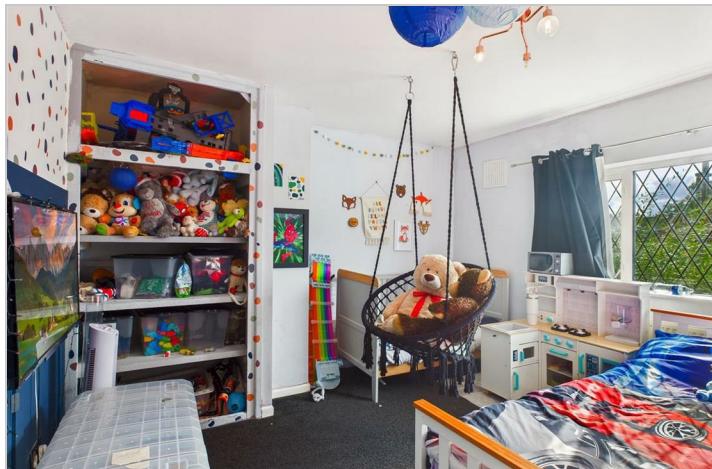
## Bathroom

5'3" x 5'1" (1.60m x 1.55m)

Fitted with a panelled bath with shower over, pedestal wash basin and single radiator. Fully tiled throughout with an extractor fan and frosted uPVC sealed unit double glazed window to rear.

## OUTSIDE

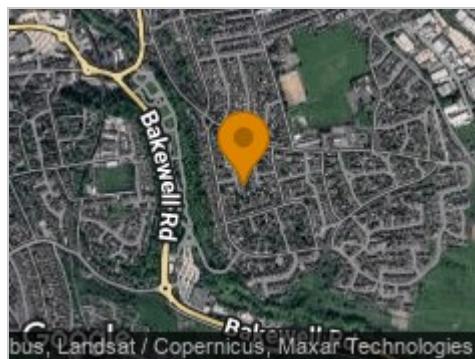
To the outside of the property there is a blocked paved driveway suitable for the off-road parking for a number of vehicles leading to the rear garden. The rear garden is mainly laid with artificial grass with mature shrubs, bushes, trees and flowers etc. The front garden has mature hedgerows and artificial grass.



## 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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

## Energy Efficiency Graph

