



48 Sherwood Road

Buxton, SK17 9ES

Offers Around £225,000



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Buxton, SK17 9ES

Tenure Freehold Council Tax Band B



A well presented semi detached house offering two bedroom living accommodation with the advantage of a conservatory extension at the rear. Benefitting from gas central heating and UPVC double glazing throughout and with driveway parking to the front and an enclosed garden to the rear. Viewing is highly recommended.

DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. Proceed through the traffic lights into London Road and after passing the Pelican Crossing, turn left into Heath Grove. At the junction, turn right into Sherwood Road and the property can be seen after a short while on the left hand side where our For Sale board has been erected.

GROUND FLOOR

Entrance Hall

Single radiator, staircase to first floor and uPVC double glazed leaded entrance door.

Lounge

14'4" x 10'8" (4.37m x 3.25m)

Featuring a marble hearth with chimney recess and log burner. Telephone point, double radiator and uPVC double glazed window to front.

Dining Kitchen

17'6" x 9' (5.33m x 2.74m)

Fitted with a range of base and wall mounted cupboards with work surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Plumbing for dishwasher, plumbing for washing machine, beko 4 ring gas hob, extractor,

tilled splashback and beko oven. Worcester boiler, wood effect flooring, single radiator and uPVC door to conservatory. uPVC double glazed window to rear with tiled sill and uPVC double glazed window to conservatory with tiled sill. Under stairs storage cupboard/pantry with shelving, electric meter and uPVC double glazed frosted window to side.

Conservatory

11' x 10'7" (3.35m x 3.23m)

Wood effect flooring, two wall mounted electric heaters, uPVC double glazed windows to three sides and uPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Loft access and uPVC double glazed window to side.

Bedroom One

13'1" x 10'9" (3.99m x 3.28m)

Built in wardrobe, walk in storage cupboard, single radiator and uPVC double glazed window to front.

Bedroom Two

9' x 8'8" (2.74m x 2.64m)

Single radiator and uPVC double glazed window to rear.

Bathroom

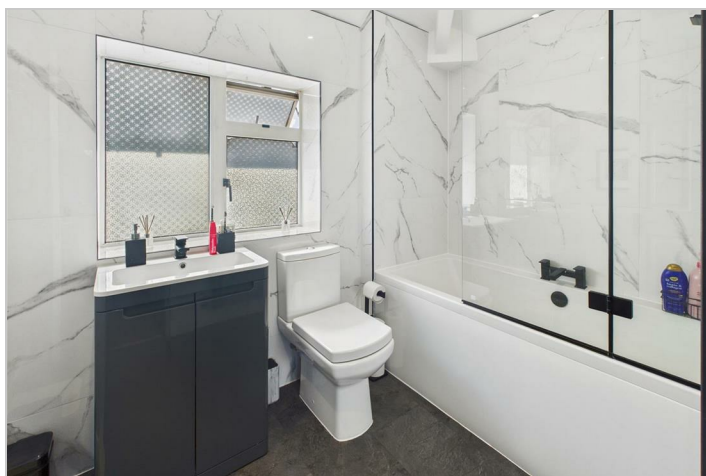
8'5" x 5'10" (2.57m x 1.78m)

With part tiled walls and fitted with a white suite comprising panel bath with shower screen and shower over, vanity wash basin with cupboard under and low level wc. Tile effect flooring, heated towel rail with mirror and uPVC double glazed frosted window to rear with tiled sill.

OUTSIDE

Parking and Garden

At the front of the property is a driveway/parking area with a raised border with slate chippings and a selection of plants. There is a gated path to the side leading to the enclosed rear garden which is paved with raised borders stocked with flowers and shrubs. There is an outside tap and the gas meter.



Road Map



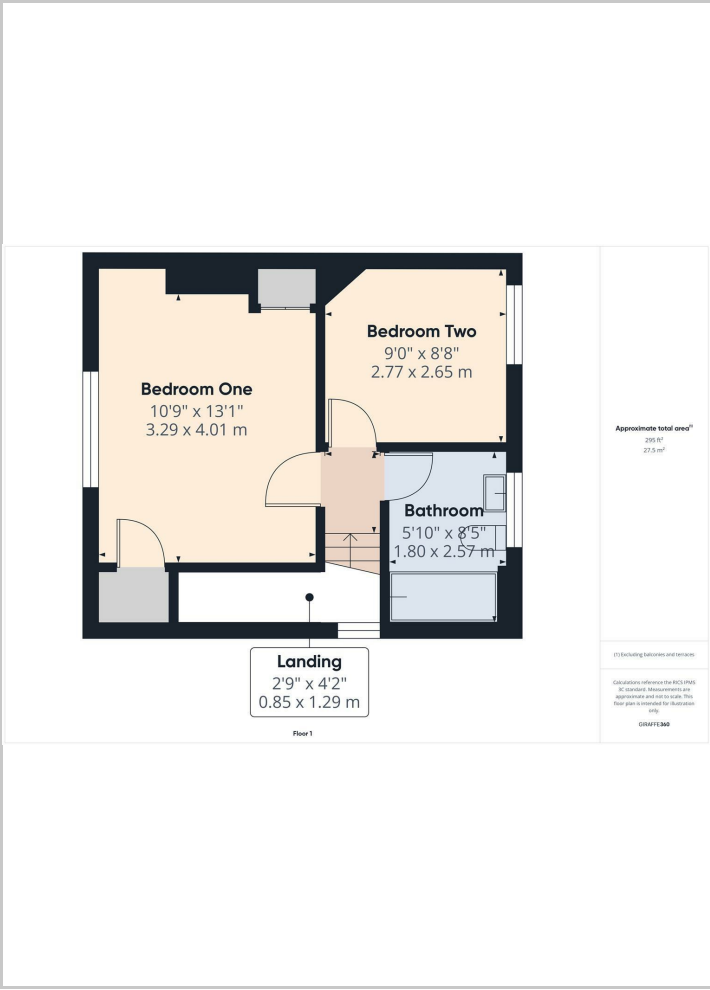
Hybrid Map



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.

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Energy Efficiency Graph

