



77 Victoria Park Road

Buxton, SK17 7PF

Asking Price £185,000



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Tenure Freehold Council Tax Band B



A well situated and presented three bedroom, semi detached family home, benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. With shared driveway and detached garage to rear. An internal inspection is highly recommended.

DIRECTIONS

From our Buxton office bear right and right again at the roundabout. Proceed along Station Road and follow the road, bearing left up Fairfield Road and turning first right into Queens Road. Follow the road as it bears left and then right and then becomes Bench Road. Proceed to the end of Bench Road and at the 'T' junction turn right into Victoria Park Road. Number 77 will be seen on the right hand side.

GROUND FLOOR

Entrance Hall

6'11" x 4'10" (2.11m x 1.47m)

With double radiator, built in storage cupboard, frosted uPVC sealed unit double glazed window to front, uPVC door, telephone point and stairs to first floor.

Lounge/Dining Room

19'5" x 11'2" (5.92m x 3.40m)

With a decorative wooden fireplace surround and coal effect living flame gas fire, two double radiators and T.V. aerial point. uPVC sealed unit double glazed bay window to front and uPVC sealed unit double glazed window to rear.

Kitchen

10'7" x 7'6" (3.23m x 2.29m)

Fitted with a range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated stainless steel oven with four ring gas hob and stainless steel extractor over, space for fridge and space and plumbing for a washing machine and space for a tumble dryer. With uPVC sealed unit double glazed window to rear and uPVC frosted sealed unit double glazed door to side.

FIRST FLOOR

Landing

4'3" x 2'7" (1.30m x 0.79m)

With frosted uPVC sealed unit double glazed window to side.

Bedroom One

11'8" x 9'4" (3.56m x 2.84m)

With uPVC sealed unit double glazed bay window to front, single radiator and a range of built in floor to ceiling wardrobes and cupboards.

Bedroom Two

11'1" x 7'10" (3.38m x 2.39m)

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

Bedroom Three

8'1" x 7'6" (2.46m x 2.29m)

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

Bathroom

7'7" x 4'9" (2.31m x 1.45m)

Fitted with a panelled bath with shower over and shower screen, low level W.C., and pedestal wash hand basin. With double radiator and frosted uPVC sealed unit double glazed window. Airing cupboard housing a wall mounted Vaillant combination boiler.

OUTSIDE

Garden, Driveway and Garage

At the front of the property is a fenced garden, mainly flagged and with flower beds. There is a shared driveway leading to a detached single garage with light and power and a flagged patio area.



Road Map



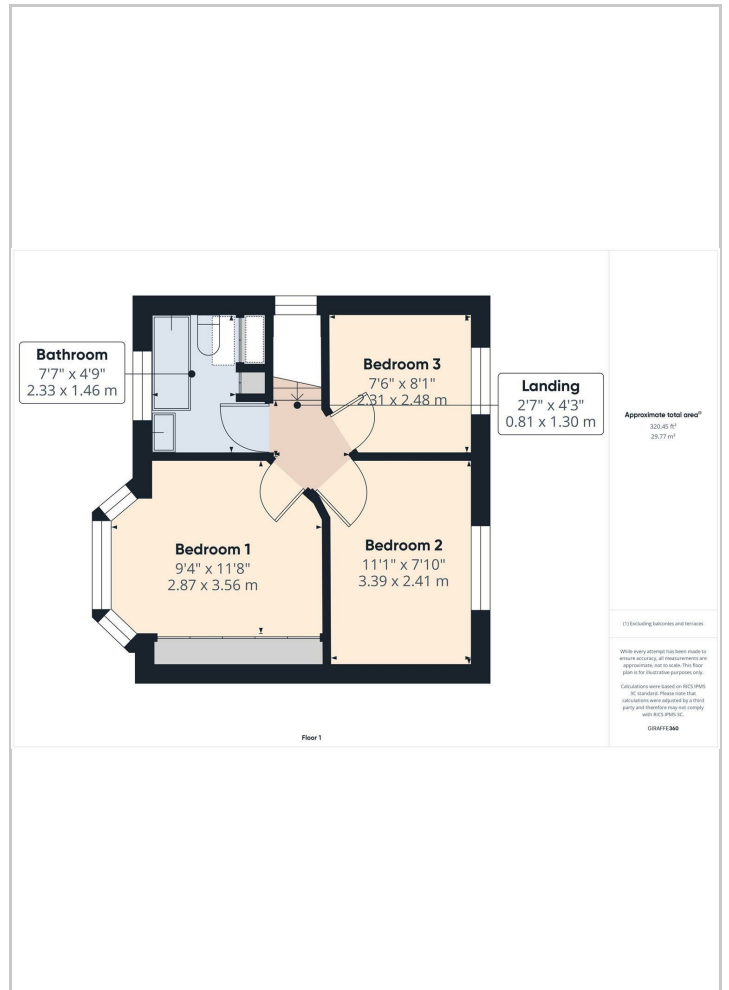
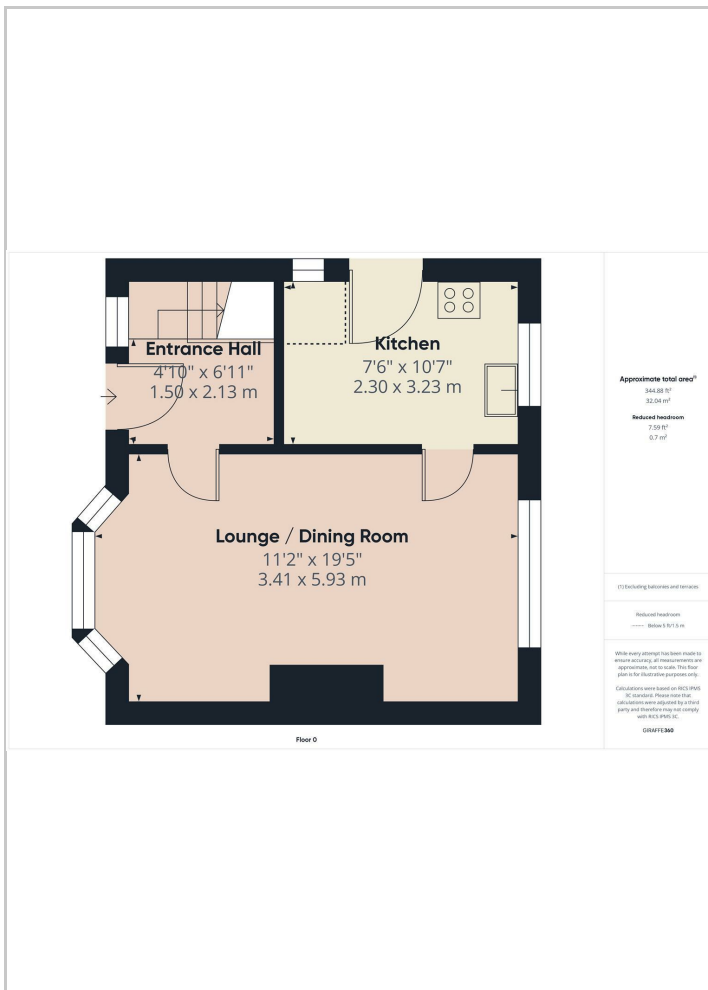
Hybrid Map



Terrain Map



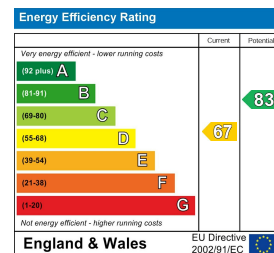
Floor Plans



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



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