



## 189 Burlow Road

Buxton, SK17 9PR

£189,950

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An extremely well proportioned three bedroom semi detached family home in need of some modernisation and updating. Benefiting from uPVC sealed unit double glazing and combination gas fired central heating and with gardens to front and rear, off road parking for several vehicles and a substantial detached garage/workshop. Situated on the outskirts of the town close to open countryside, viewing is highly recommended. No onward chain.

## DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. Proceed straight through the traffic lights into London Road and after a while, turn right at the signpost for Harpur Hill. Continue up this road for a while, following the road around to the left as it becomes Burlow Road. Continue along this road, past the turning for Heathfield Nook Road and the property can be found on the left hand side where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Hall

3'7" x 3'5" (1.09m x 1.04m)

Single radiator, stairs to first floor and uPVC front entrance door.

### Lounge

17'3" x 12'1" (5.26m x 3.68m)

With a decorative wooden fireplace surround with tiled inset and a cast iron log burning stove. With double radiator, under stairs storage cupboard, telephone point and uPVC sealed unit double glazed window to front.

### Dining Kitchen

20'8" x 9'11" (6.30m x 3.02m)

Fitted with a range of wooden base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. With space and fitting for a gas cooker, space and plumbing for a washing machine, space for larder fridge and space for larder freezer. With uPVC sealed unit double glazed window looking to the rear garden and a uPVC window to side. With tiled flooring, door to rear porch and a wall mounted Alpha combination boiler.

### Rear Porch

10'5" x 3'10" (3.18m x 1.17m)

With work benches and a uPVC sealed unit double glazed door to rear and uPVC sealed unit double glazed windows to rear.

## FIRST FLOOR

### Landing

5'11" x 2'8" (1.80m x 0.81m)

With loft access.

### Bedroom One

12' x 11'8" (3.66m x 3.56m)

With single radiator and uPVC sealed unit double glazed window looking towards the countryside.

### Bedroom Two

11'10" x 10' (3.61m x 3.05m)

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

### Bedroom Three

7'5" x 6'1" (2.26m x 1.85m)

Built in storage cupboard, single radiator and uPVC sealed unit double glazed window with views to countryside.

### Bathroom

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

Part tiled and fitted with a panel bath with Triton shower over, low level suite wc and pedestal wash hand basin. Built in storage cupboard, double radiator and frosted uPVC sealed unit double glazed window to rear.

### OUTSIDE

#### Garage/Workshop

23'1" x 9'10" (7.04m x 3.00m)

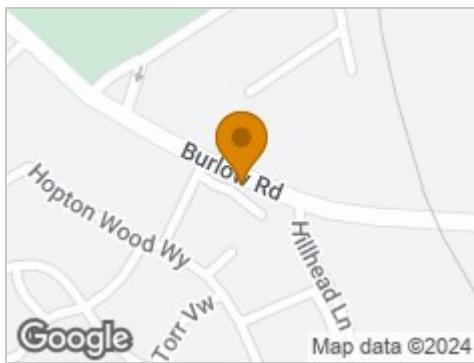
Plus further storage. A substantial garage/workshop with light and power and an inspection pit.

#### Garden and Parking

To the front of the property there is a lawned garden with mature shrubs, bushes and trees and a driveway suitable for the off road parking of a number of vehicles. The rear garden is mainly laid to lawn with pathways and there is a garden shed.



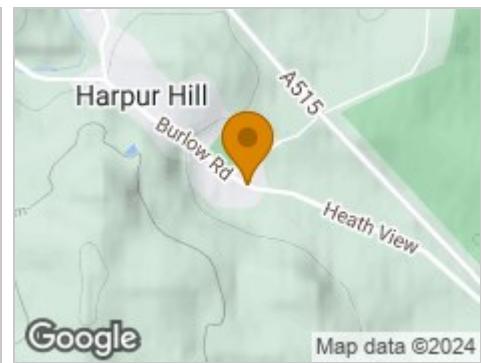
## Road Map



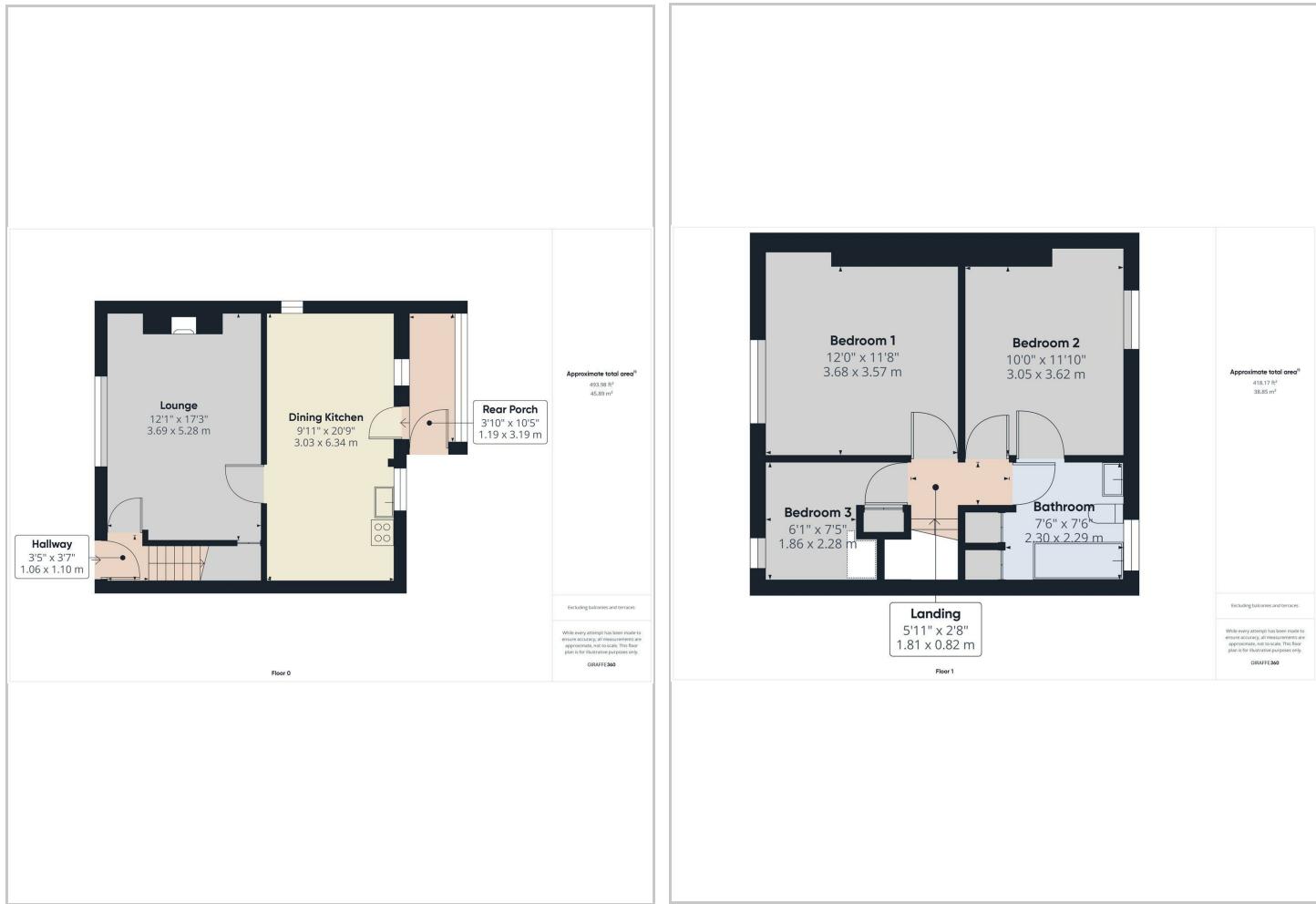
## Hybrid Map



## Terrain Map



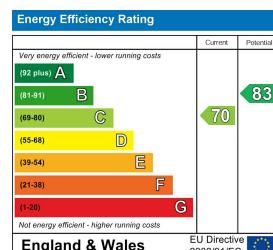
## Floor Plans



## Viewing

Please contact our Jon Mellor & Company 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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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: [info@jonmellor.co.uk](mailto:info@jonmellor.co.uk) <https://www.jonmellor.co.uk>