



21 Ladycroft Avenue

Buxton, SK17 7AQ

£235,000



21 Ladycroft Avenue

Buxton, SK17 7AQ

£235,000



A superbly located three bedroom semi detached family home, in need of some modernisation, benefitting from uPVC sealed unit double glazing and gas fired central heating throughout. With driveway parking, garage and delightful gardens to the rear, with spectacular views across the town and surrounding countryside. With sealed unit double glazed conservatory and detached storage shed. Viewing is highly recommended.

DIRECTIONS

From our Buxton office turn right and bear right again at the roundabout. Turn left into Palace Road and turn left again into Lascelles Road. Follow the road around to the right as it becomes Lansdowne Road and at the end of this road, proceed straight across Lightwood Road into Brown Edge Road. Turn first right into Ladycroft Avenue, then turn left. The property can be found towards the bottom on the right hand side.

GROUND FLOOR

Entrance Porch

With uPVC sealed unit double glazed front entrance door and window to side and front. Door to garage and door to kitchen.

Kitchen

13'2" x 9'4" narrowing to 6'7" (4.01m x 2.84m narrowing to 2.01m)

Fitted with a range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash backs. With space for a fridge/freezer, space and point for an electric cooker, with extractor fan over. With solid wooden flooring throughout and uPVC sealed unit

double glazed window to side. Fan heater from central heating and single glazed door to rear hall.

Rear Hall

9'3" x 6'6" (2.82m x 1.98m)

Picture windows to the rear garden, stairs to first floor, telephone point and single radiator. Door to lounge.

Lounge

16'2" x 11'6" (4.93m x 3.51m)

With a wall mounted pebble effect electric fire, T.V. aerial point and sealed unit double glazed French doors and windows leading into the conservatory. Hot pipework providing heating behind skirting boards.

Conservatory

9'11" x 9'1" (3.02m x 2.77m)

With tiled flooring throughout, light and power and sealed unit double glazing throughout. Underfloor heating via central heating system and double doors leading to the patio and rear garden.

FIRST FLOOR

Landing

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

Bedroom One

11'7" x 10'7" (3.53m x 3.23m)

With three built-in double wardrobes, single radiator and uPVC sealed unit double glazed window with panoramic views to the rear.

Bedroom Two

11'4" x 10'6" (3.45m x 3.20m)

With uPVC sealed unit double glazed window to front, single radiator and boiler cupboard with a wall mounted Alpha combination boiler.

Bedroom Three

7'8" x 6'6" (maximum measurement) (2.34m x 1.98m (maximum measurement))

With single radiator and uPVC sealed unit double glazed radiator to rear with panoramic views. Built-in storage cupboard.

Shower Room

With glazed and mermaid board shower cubicle and shower, vanity wash basin with storage below and low level W.C. Part tiled throughout with a frosted uPVC sealed unit double glazed window to outside. Heated towel rail and fan heater from central heating.

OUTSIDE

At the front of the property there is a drive way suitable for the off road parking of a vehicle and a garden with mature shrubs and bushes etc. There is a flagged pathway at the side of the property leading

to the rear garden. The rear garden has extensive decking and seating areas with steps leading down to a formal garden with many mature trees, shrubs and plants etc. With further decked and flagged seating areas.

Garage

16' x 9'7" (4.88m x 2.92m)

With light and power, up and over door, uPVC sealed unit double glazed window to side, and space and plumbing for a washing machine.



Road Map



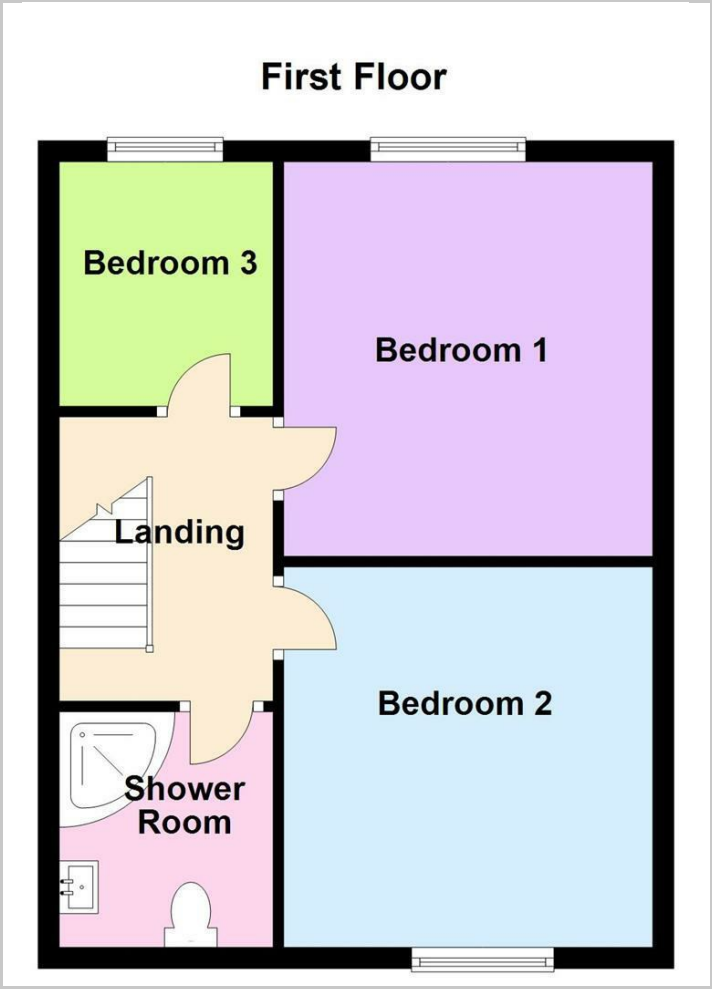
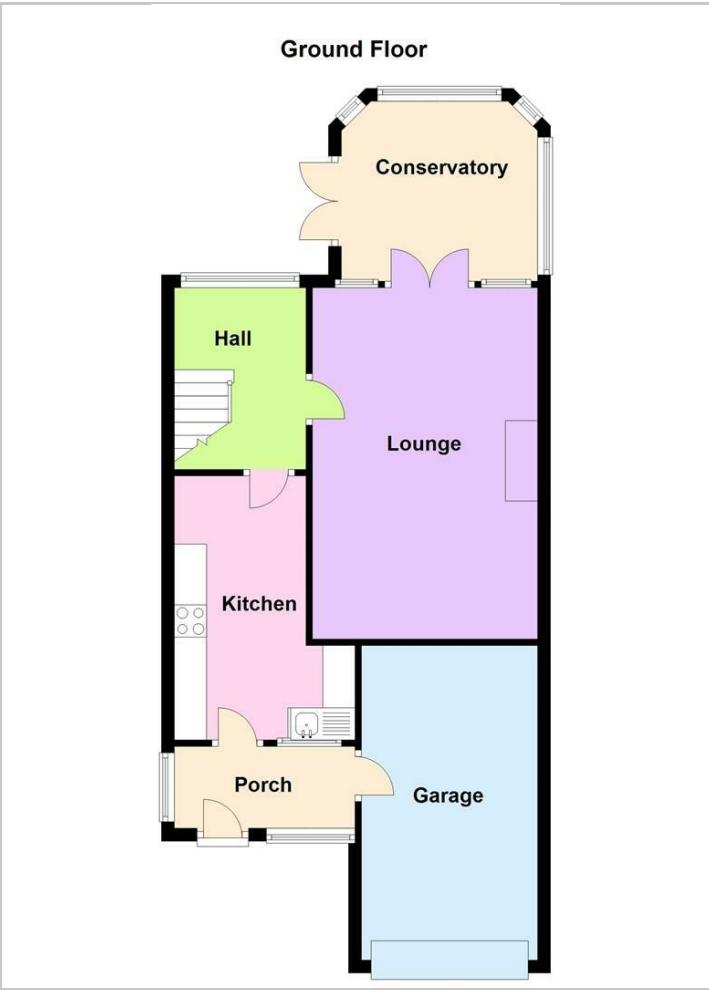
Hybrid Map



Terrain Map



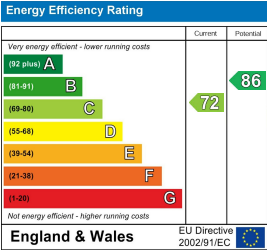
Floor Plans



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
Jon Mellor & Company, 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 Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.