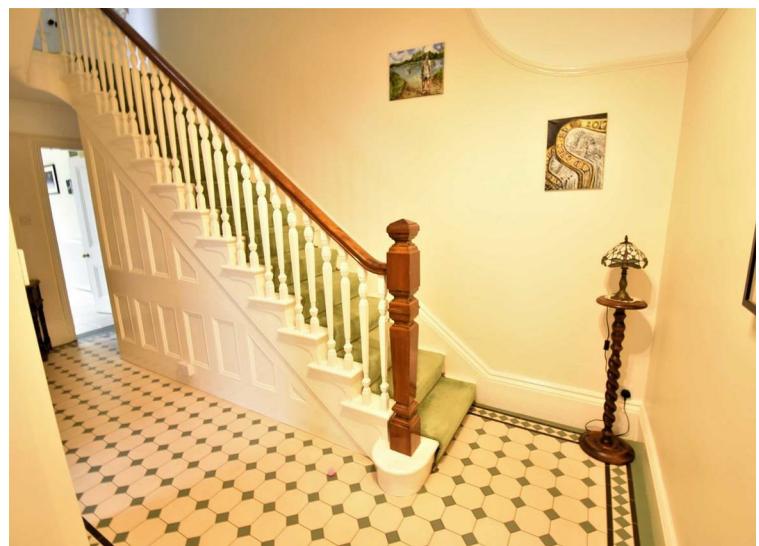
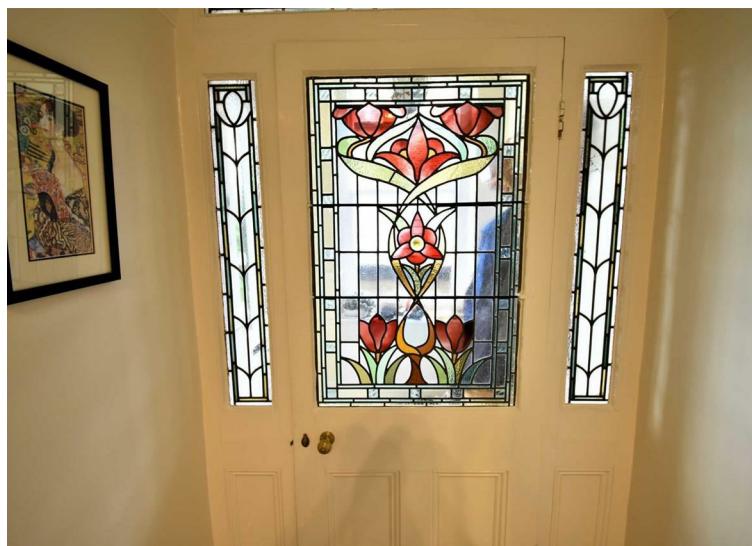


## 11 Robertson Road, Buxton, SK17 9DY



**£650,000**



## **DIRECTIONS:**

From our Buxton office turn right and bear left at the roundabout. Turn left into St Johns Road and turn left into Burlington Road. At the end of this road turn right into Bath Road and proceed straight across Macclesfield Road into College Road. Turn left into Spencer Road and right into Robertson Road. The property can be seen after a short while on the left where our For Sale board has been erected.

## **GROUND FLOOR - Entrance Porch**

With sash window to side, decorative tiled flooring and feature stained glass entrance door leading to the main hallway.

## **Entrance Hall**

With superb decorative tiled flooring throughout, stairs to first floor, wall light point and door to cellars.

## **Dining Room 16'2" x 14'11"**

Into bay. With stripped wooden flooring throughout, ceiling cornice and picture rail. With a superb tiled fireplace with decorative wooden fireplace surround with mantle over incorporating a coal effect living flame gas fire with tiled hearth. Double radiator, sash window to side and sash bay window to front.

## **Sitting Room 13'8" x 10'6"**

With stripped wooden flooring throughout, built in book shelving, ceiling cornice and picture rail and feature cast iron fireplace with tiled inset and open grate coal fire and decorative wooden fireplace surround and mantle over. With television aerial point, single radiator and sash double glazed window to side.

## **Dining Kitchen 21'3" x 11'10"**

With underfloor heating and fitted with an excellent quality range of wooden base and eye level units with granite working surfaces incorporating an enamel double sink unit with granite splashbacks. With a built in Rangemaster range oven and cooker with five ring hob and extractor over. With original period wall mounted servants bells. Two single radiators, tiled flooring throughout, double glazed sash window to side and double glazed sash window to rear. With stained glass rear door. Good size walk in pantry with tiled flooring and wall mounted shelving.

## **Cloakroom**

With low level suite wc, wall mounted wash hand basin, tiled floor, radiator and frosted sealed unit double glazed sash window to rear.

## **LOWER GROUND FLOOR - Cellar One 14'10" x 13'11"**

With stone work benches and light and power. Good size walk in coal cellar.

## **Cellar Two 13'3" x 10'6"**

With Vaillant wall mounted central heating and hot water boiler, stone benches and original stone sink with water and drain.

## **FIRST FLOOR - Landing**

With double radiator and frosted sealed unit double glazed window to side.

## **First Floor Lounge 16'1" x 14'11"**

Into bay. With a feature cast iron fireplace with tiled inset and tiled hearth incorporating a coal effect living flame gas fire with decorative fireplace wooden surround and mantle over. With stripped wooden flooring throughout, sash bay window to front, ceiling cornice, television aerial point and double radiator.

## **Bedroom One 16'0" x 13'9"**

With a feature cast iron fireplace with decorative tiled inset and decorative wooden fireplace surround with mantle over, stripped wooden flooring throughout, double radiator, double glazed sash window to front and side and built in double wardrobe.

## **Bedroom Two 11'11" x 9'11"**

With stripped wooden flooring throughout, decorative cast iron fireplace with mantle over, single radiator, built in wardrobe and sash window to side.

## **Bathroom**

Part tiled throughout and fitted with a good quality suite comprising a wood panel bath with shower over and shower screen and wall mounted wash hand basin. Heated towel rail, airing cupboard and frosted sealed unit double glazed sash bay window to rear.

## **Separate Cloakroom**

With low level suite wc, wall mounted wash hand basin and frosted sealed unit double glazed window to rear.

## **SECOND FLOOR - Landing**

With loft access and built in storage cupboard.

## **Bedroom Three 14'11" x 12'10"**

With a feature cast iron fireplace, stripped wooden flooring, double radiator and sash window to front.

## **Bedroom Four 13'10" x 10'8"**

With stripped wooden flooring throughout, cast iron fireplace with mantle over, built in wardrobe, sash window to side and single radiator.

## **Bedroom Five 13'9" x 4'10"**

With sash window to side and single radiator.

## **Bedroom Six 12'0" x 11'11"**

With a feature cast iron fireplace and mantle over, sash window to side, telephone point, single radiator and built in wardrobe.

## **Bathroom.**

Fitted with a suite comprising panel bath with shower over and shower screen, pedestal wash basin and low level wc. Single radiator and double glazed Velux window.

## **OUTSIDE - Garage 24'2" x 11'2"**

With light and power and metal roller door. There is a block paved driveway suitable for the off road parking of a number of vehicles with a passage to the rear garden.

## **Gardens**

Front garden with mature rockery beds with flowers, shrubs, bushes etc. The rear garden is of excellent proportions and is mainly laid to lawn with mature flowerbeds, borders and pathways with mature shrubs, trees, bushes, flowers and pond. Brick built BBQ and patio area.

## **Summerhouse**

With light and power. Would suit as an ideal working from home office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

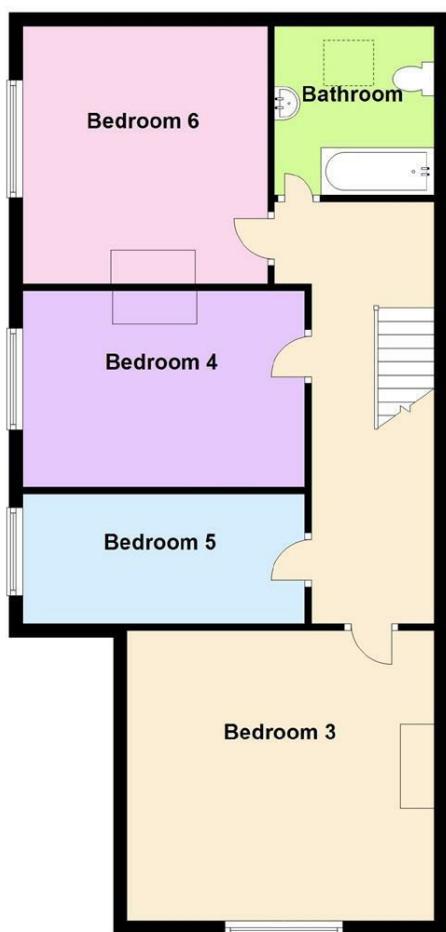
**Ground Floor**



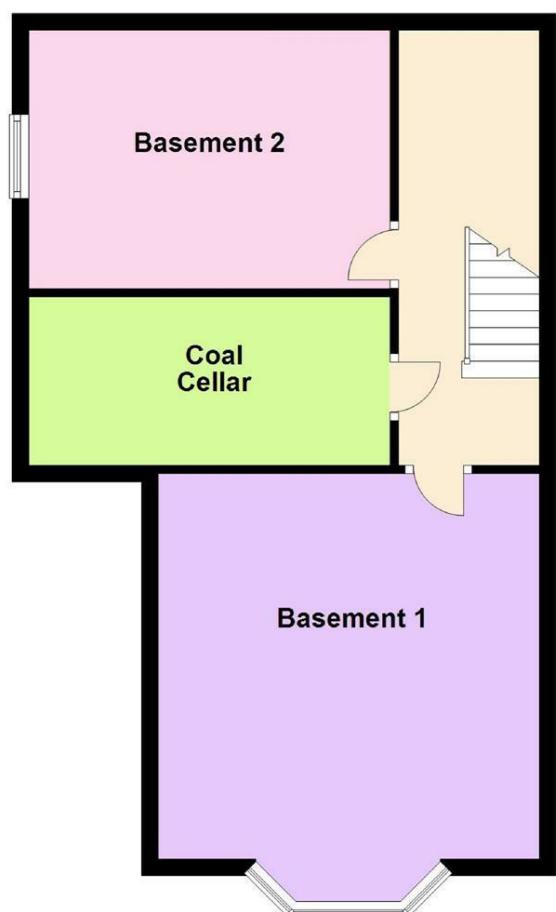
**First Floor**



**Second Floor**



**Basement**



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