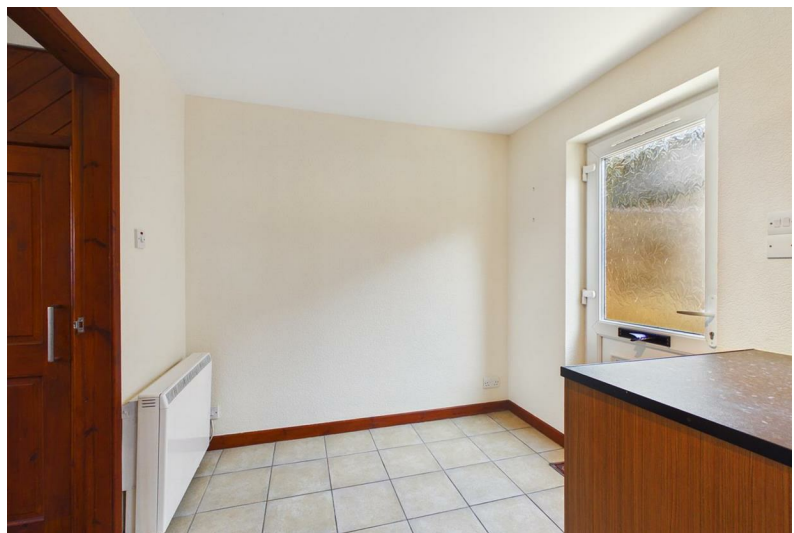
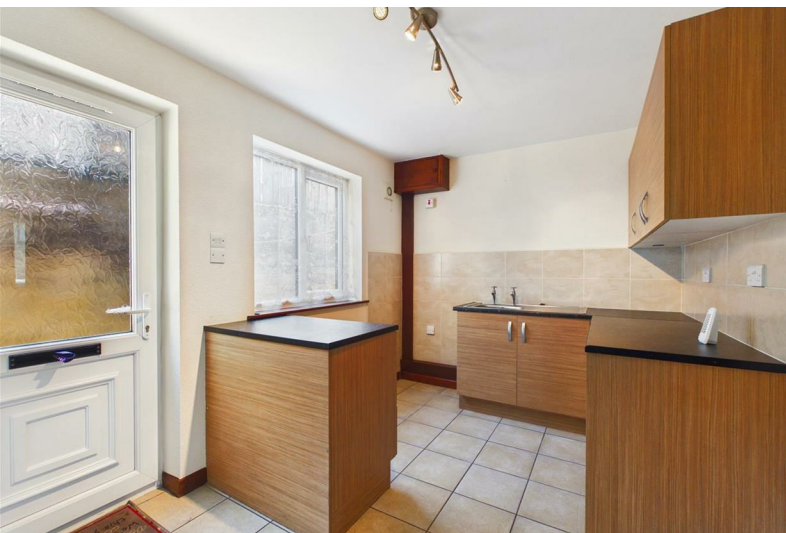




9 Albert Court

Buxton, SK17 9EG

£139,950



9 Albert Court

Buxton, SK17 9EG

Tenure Freehold Council Tax Band D



A superbly presented two bedroom semi detached family home in this private courtyard development. Recently upgraded by our clients, the property benefits from uPVC sealed unit double glazed throughout and electric central heating. The property also has allocated off-road parking and would be ideal for a first-time buyer or investment purchaser.

DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Proceed through these lights, continue along London Road and after a shortwhile turn left into Heath Grove and then immediately right into Albert Court. No. 9 will be seen directly ahead.

GROUND FLOOR

Lounge

12'11" x 11'10" (3.94m x 3.61m)

With fireplace surround and mantelpiece over, incorporating a pebble effect electric fire, wall-mounted electric night storage heater, uPVC sealed unit double glazed window to front and recently fitted uPVC front door.

Dining/Kitchen

12'10" x 8'0" (3.91m x 2.44m)

Fitted with a good quality range of base and some eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashback. With space for a fridge/freezer, space and plumbing for a washing machine and part tiled walls. Tiled flooring throughout, electric night storage heater, uPVC sealed unit double glazed window to rear and frosted uPVC door to rear.

FIRST FLOOR

Landing

6'4" x 4'2" (1.93m x 1.27m)

With loft access.

Bedroom One

10'0" x 9'10" (3.05m x 3.00m)

With wall-mounted electric heater, airing cupboard with hot water tank, built-in wardrobe and uPVC sealed unit double glazed window to front.

Bedroom Two

9'11" x 6'1" (3.02m x 1.85m)

With wall-mounted electric heater and sealed unit double glazed Velux skylight window.

Bathroom

6'4" x 5'5" (1.93m x 1.65m)

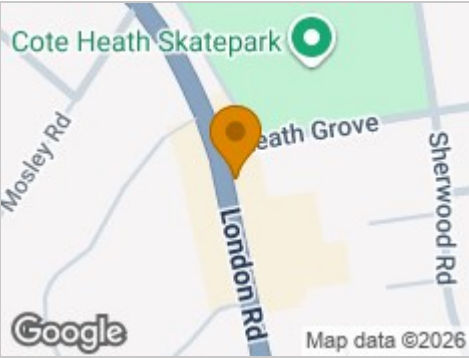
Fitted with an excellent quality suite comprising of panelled bath with shower over, low-level W.C. and pedestal washbasin. Velux sealed unit double glazed skylight window.

OUTSIDE

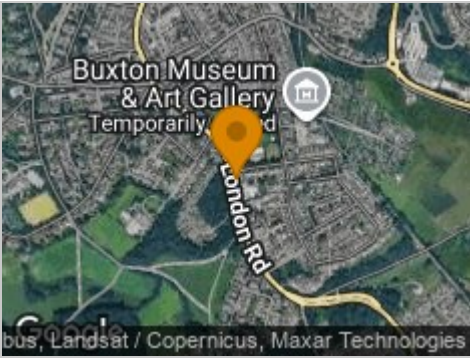
At the rear of the property there is a pathway leading around the side and front of the property. There is an allocated off-road parking space available with the property.



Road Map



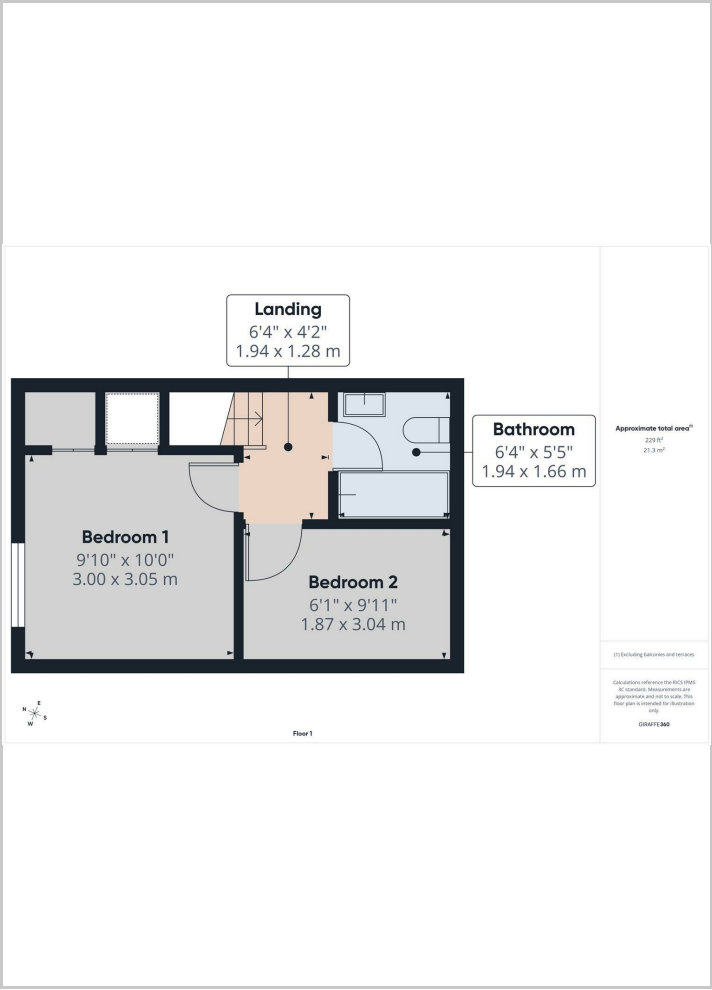
Hybrid Map



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.

Important Notice
Mellors Estate Agents, 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 Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk

Energy Efficiency Graph

