



## 18 Barson Grove

Buxton, SK17 9SB

Asking Price £199,950





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A very well presented three bedroomed semi detached family home in a popular, quiet cul de sac location. Benefitting from combi gas fired central heating and UPVC sealed unit double glazing throughout, with integral garage/storage space and off road parking for several vehicles. With lawned garden to rear viewing is highly recommended

## Directions

From our Buxton office bear left and proceed up Terrace Road, across the market place to the London Road traffic lights. Proceed straight ahead at the lights and head out of Buxton along the A515 Ashbourne Road. Take the first right hand turning signposted Harpur Hill, opposite the turning for Cowdale, onto Heathfield Nook Road. Proceed along Heathfield Nook Road and take the first left hand turning onto Barson Grove, continue straight ahead where No.18 can be found to the right.

## Entrance in Garage

16'3" x 8'2" (4.95m x 2.49m)

With UPVC entrance door leading through the garage/storage area into the kitchen. With light and power and wall mounted Gloworm combination boiler.

## GROUND FLOOR

### Kitchen

16'6" x 8'2" < 7'4" (5.03m x 2.49m < 2.24m)

Fitted with an excellent quality range of base and some eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash backs. With integrated stainless steel oven with four ring gas hob, integrated fridge/freezer and space and plumbing for

a washing machine and space for a tumble dryer. UPVC sealed unit double glazed window and door leading to the rear garden. Door leading to stairs to first floor.

### Lounge/Dining Room

22'5" x 11'3" < 8'0" (6.83m x 3.43m < 2.44m)

With wall mounted pebble effect electric fire, TV aerial point and UPVC sealed unit double glazed window to front, rear and side. Double radiator and good sized under stairs storage cupboard.

## FIRST FLOOR

### Landing

With loft access leading to a substantial loft area/storage area and frosted UPVC sealed double glazed window.

### Bedroom One

11'6" x 10'3" (3.51m x 3.12m)

With single radiator and UPVC sealed unit double glazed window to outside.

### Bedroom Two

10'3" x 8'1" plus recess (3.12m x 2.46m plus recess)

With UPVC sealed unit double glazed window to outside and single radiator.

### Bedroom Three

9'1" x 8'1" (2.77m x 2.46m)

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

### Bathroom

Fitted with a panelled bath and tiled surround, pedestal wash basin and low level WC. With fully

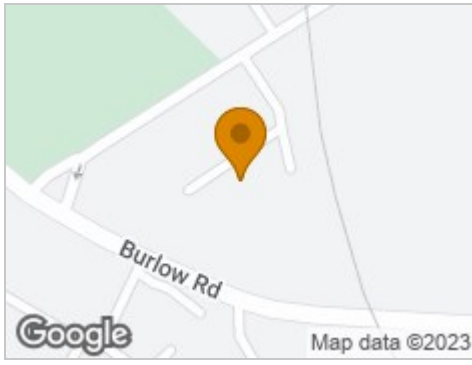
tiled and glazed shower cubicle and shower, double radiator and frosted UPVC sealed unit double glazed window to rear.

## OUTSIDE

To the front of the property there is a hard standing for off road parking for several vehicles and pathway leading to rear garden. The rear garden is mainly laid to lawn with flagged patio area.



## Road Map



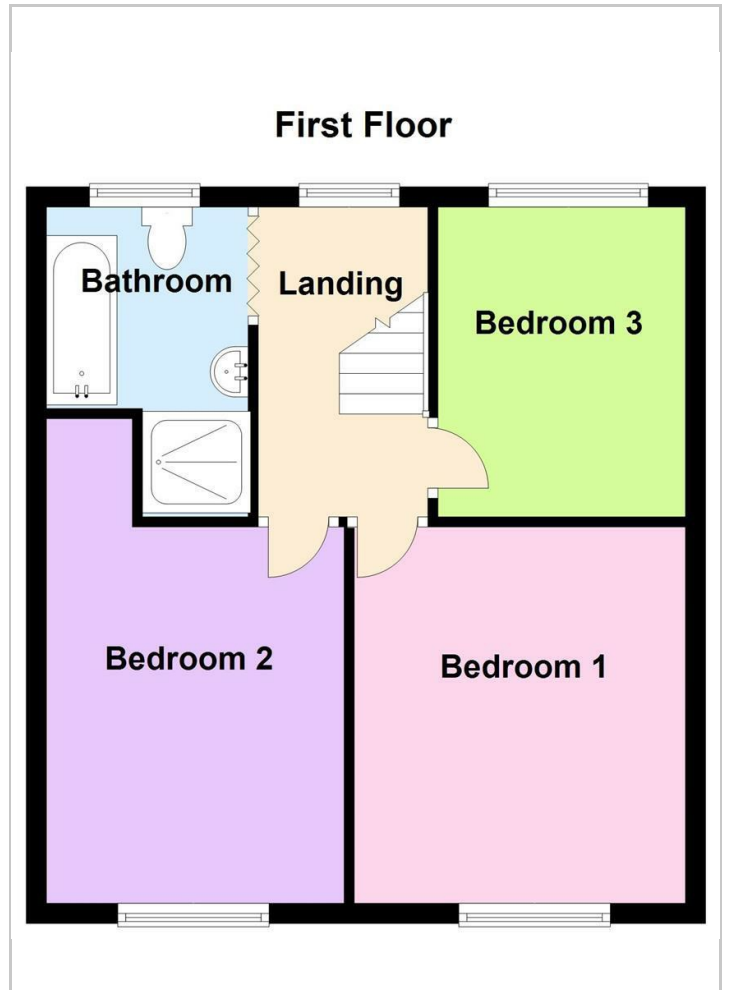
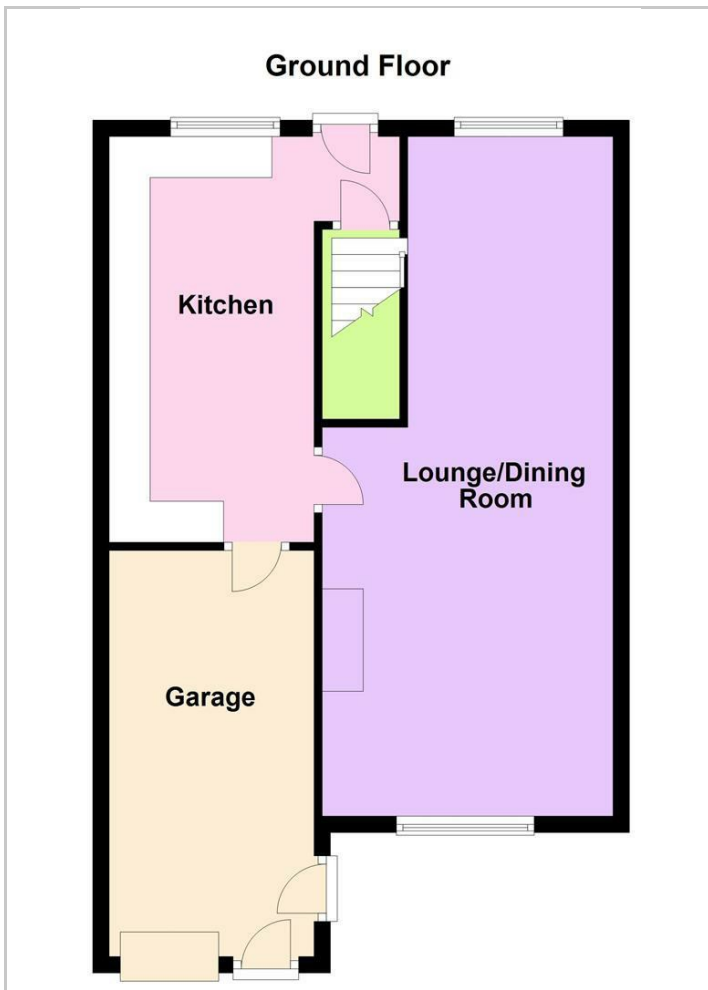
## Hybrid Map



## Terrain Map



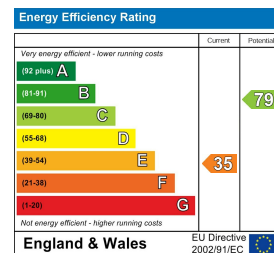
## Floor Plans



## 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



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