



# 3 Black Edge Close The Meadows

Dove Holes, SK17 8FU

Asking Price £255,000



# 3 Black Edge Close The Meadows

Dove Holes, SK17 8FU

Tenure Freehold Council Tax Band C



Situated on this highly popular development we are delighted to offer for sale this superbly presented three bedroom, two bathroom family home. With seven years of the builders warranty remaining the property benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. With excellent quality fittings throughout with quartz work surfaces and integrated appliances in the kitchen. With off road parking and garden to rear viewing is highly recommended.

## DIRECTIONS

From our Buxton office turn right and bear right at the roundabout, travelling along Station Road and proceeding straight across the next roundabout and turning left at the next two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a few miles, on entering the village of Dove Holes along Buxton Road, travel straight through the traffic lights as the road becomes Hallsteads and turn right into The Meadows. Turn second left into Walker Brow and after a short while Black Edge Close will be seen on the left hand side.

## GROUND FLOOR

### Entrance Hall

17'6" x 3'11" (5.33m x 1.19m)

With stairs to first floor, understairs storage cupboard and uPVC sealed unit double glazed window.

### Cloakroom

5'2" x 2'8" (1.57m x 0.81m)

With low-level w.c., wall mounted washbasin, single radiator and extractor fan.

### Dining Kitchen

17'7" x 7'3" (5.36m x 2.21m)

Fitted with an excellent quality range of base and eye level units and granite work surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with granite splashback. Integrated oven with four ring gas hob and stainless steel extractor fan over, integrated fridge/freezer and integrated dishwasher. Space and plumbing for a washing machine, tiled flooring, single radiator and uPVC sealed unit double glazed window to front.

### Lounge

14'7" x 12'6" (4.45m x 3.81m)

With double radiator, TV aerial point, uPVC sealed unit double glazed window to the rear garden and uPVC sealed unit double glazed French doors leading out to the patio and garden beyond.

## FIRST FLOOR

### Landing

6'9" x 3'7" (2.06m x 1.09m)

With single radiator and storage cupboard.

### Bedroom One

10'9" x 10'3" (3.28m x 3.12m)

With single radiator and uPVC sealed unit double glazed window to front.

### En-Suite Shower Room

6'10" x 5'1" (2.08m x 1.55m)

With fully tiled and glazed shower cubicle and shower, low-level w.c., wall mounted washbasin, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window.

## Bedroom Two

12'10" x 7'4" (3.91m x 2.24m)

With single radiator and uPVC sealed unit double glazed window overlooking the rear garden.

## Bedroom Three

6'10" x 9'5" (2.08m x 2.87m)

With single radiator and uPVC sealed unit double glazed window overlooking the rear garden.

## Bathroom

7'4" x 6'6" (2.24m x 1.98m)

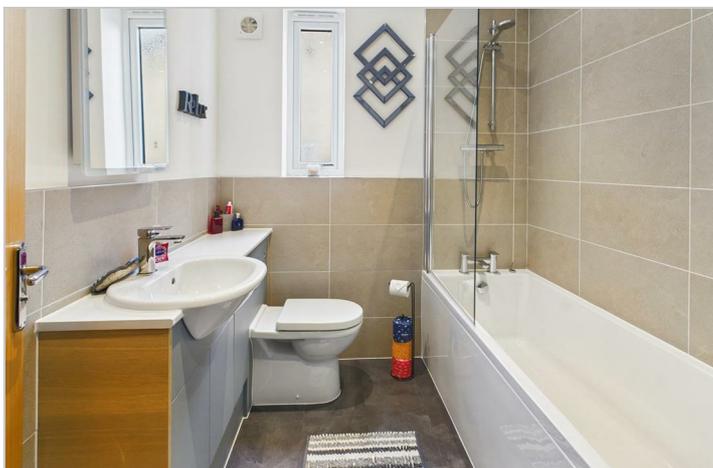
Fitted with an excellent quality suite comprising panelled bath with shower over and shower screen, vanity washbasin and low-level w.c. Stainless steel heated towel rail, extractor fan, half tiled walls and frosted uPVC sealed unit double glazed window.

## OUTSIDE

To the front of the property there is a Tarmacadam driveway suitable for the off road parking of vehicles.

## GARDEN

The rear garden has a flagged patio area and pathways and artificial lawns.



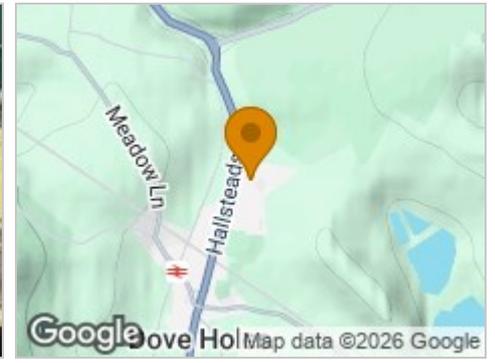
## Road Map



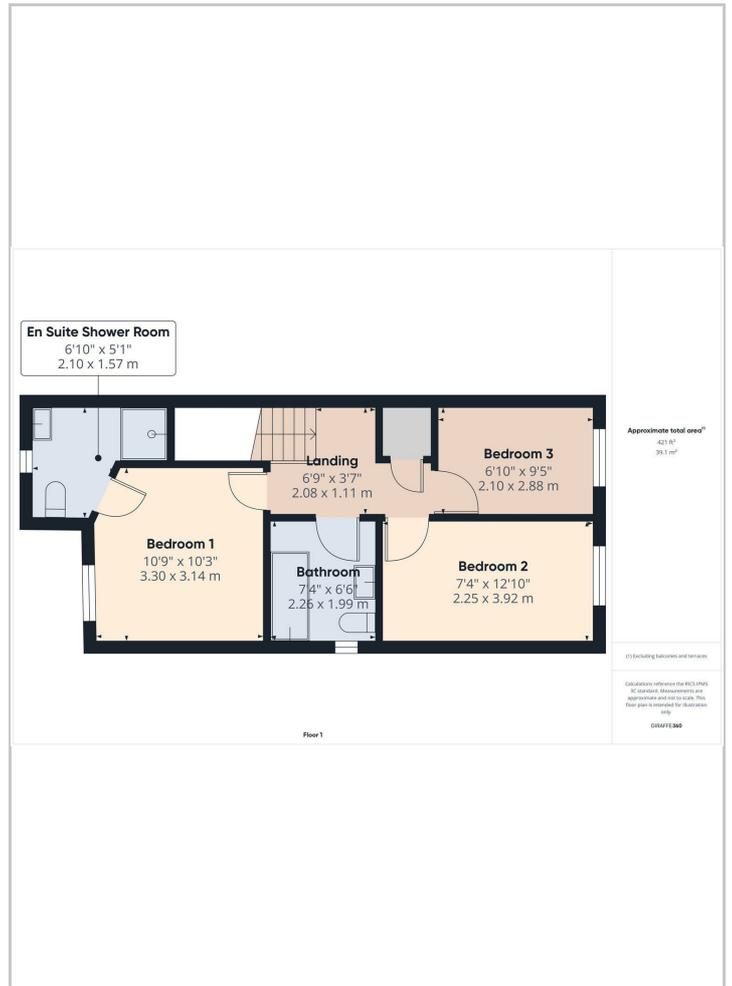
## Hybrid Map



## Terrain Map



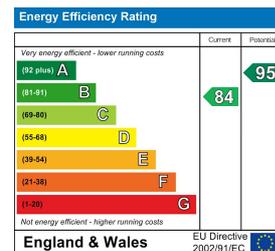
## Floor Plans



## 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.

## Energy Efficiency Graph



### Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:

- 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.
- 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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)