



## 21 Hargate Road

Buxton, SK17 9BL

Asking Price £315,000



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Tenure Freehold Council Tax Band D



Situated on the popular Hargate Road in Buxton, this delightful detached bungalow offers two well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The layout of the property is thoughtfully designed, allowing for a seamless flow between the living spaces. Natural light floods the interiors, creating a bright and airy environment that enhances the overall appeal of the home with lots of potential.

Buxton is renowned for its stunning scenery and rich history, making it a desirable location for those who appreciate the beauty of the Peak District. Residents will enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance.

## Directions

From our Buxton office turn right and bear left at the roundabout, turning left again into St Johns Road. Turn left into Burlington Road and at the end, turn right into Bath Road. Proceed straight across Macclesfield Road into College Road and turn right into Temple Road. Continue along this road for a while as it becomes Milldale Avenue and take the third right turning into Hargate Road. The property can be seen after a short while on the right.

## GROUND FLOOR

### Entrance

Obscure Double glazed entrance door and side panels to entrance hall.

### Entrance Hall

13'6" x 5'0" (4.11m x 1.52m)

Radiator. Storage cupboard with shelving and radiator. Electric unit cupboard.

### Kitchen

10'7" x 9'10" (3.23m x 3.00m)

Double glazed window and door to side. Range of base and wall units. Worksurfaces with stainless steel sink unit and tiled splashbacks Space for washing machine, dishwasher, cooker and fridge/freezer.

### Lounge

16'1" x 12'5" (4.90m x 3.78m)

Double glazed window to front. Wooden fire surround with stone effect insert and hearth. Electric coal effect fire. Radiator. Double glazed sliding patio doors to sunroom.

### Sunroom

10'6" x 8'10" (3.20m x 2.69m)

Double glazed windows to all aspects and door to garden. Radiator.

### Bedroom One

13'1" x 10'11" (3.99m x 3.33m)

Double glazed window to rear. Radiator.

### Bedroom Two

9'10" x 9'9" (3.00m x 2.97m)

Double glazed window to front. Radiator. Loft access.

### Bathroom

6'9" x 5'6" (2.06m x 1.68m)

Obscure double glazed window to side. Panel

enclosed bath with shower mixer tap and splash back panels. Low level W.C. Pedestal hand wash basin. Radiator.

## OUTSIDE

Block paving to the front and sides with flower and shrub borders. Pathway to the left hand side leading to Entrance door. Off road parking for several cars leading to detached garage with up and over door. Double glazed door to Kitchen. Gate to rear garden.

## Garden

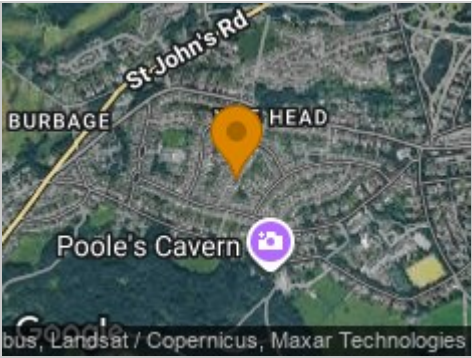
Patio area. Lawned garden with various shrubs and rockery. Steps down to further lawned garden with shed, shrub borders enclosed by panel fencing.



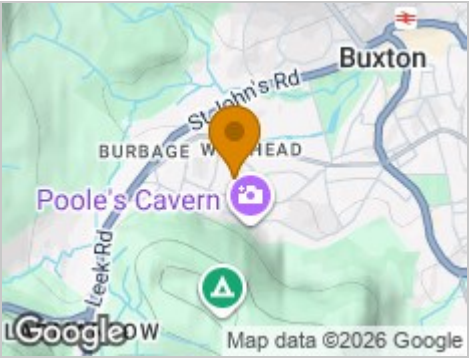
Road Map



Hybrid Map



Terrain Map



Floor Plan



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.

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Energy Efficiency Graph

