



## 8 Alder Grove

Buxton, SK17 6TJ

£415,000

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Tenure Freehold Council Tax Band



Situated on a cul de sac in a sought after residential area, we are delighted to offer for sale this detached home with three bedrooms and two reception rooms. The property stands in an excellent plot with superb lawned gardens to the rear. Internally, the accommodation is in need of some updating and modernisation and benefits from uPVC sealed unit double glazing throughout and has warm air central heating. There is an integral garage and driveway parking for a number of vehicles. Viewing is highly recommended. No onward chain.

## DIRECTIONS:

From our Buxton office turn right and turn left at the roundabout into Manchester Road. Follow the road as it bears to the right and turn immediately left into Park Road. At the junction turn right to continue along Park Road and take the first right turning which is a continuation of Park Road. Turn left into Alder Grove and number 8 is located at the end of the cul de sac.

## GROUND FLOOR

### Entrance Hall

8'5" x 7'4" (2.57m x 2.24m)

With wood effect flooring, stairs to the first floor and warm air heating vent.

### Cloakroom

5'5" x 4'11" (1.65m x 1.50m)

With low level suite wc, vanity wash hand basin and wood effect flooring. With frosted uPVC sealed unit double glazed window and wall mounted electric heater.

### Lounge

16'11" x 12' (5.16m x 3.66m)

With a wooden fireplace surround and mantle over, two wall light points, television aerial point, warm air heating vent and uPVC sliding patio doors leading out to the patio and garden beyond.

### Dining Room

10'10" x 9'4" (3.30m x 2.84m)

Warm air central heating vent and uPVC sealed unit double glazed window overlooking the garden.

### Kitchen

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

Fitted with a range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. Space and plumbing for a washing machine, space and plumbing for a dishwasher and space for fridge/freezer. Space and fitting for an electric cooker, door to outside and uPVC sealed unit double glazed window to front. Warm air heating vent and warm air boiler.

### Pantry

With wall mounted shelving.

## FIRST FLOOR

### Landing

8'5" x 6'10" (2.57m x 2.08m)

With cupboard and wall mounted Worcester hot water boiler. uPVC sealed unit double glazed window to front and loft access.

### Bedroom One

11'11" x 11'4" (3.63m x 3.45m)

With warm air heating vent and uPVC sealed unit double glazed window to rear.

### Bedroom Two

11'5" x 10'11" (3.48m x 3.33m)

With uPVC sealed unit double glazed window to the rear and warm air central heating vent.

### Bedroom Three

8'9" x 8'6" (2.67m x 2.59m)

Built in storage cupboard and uPVC sealed unit double glazed window to front.

### Shower Room

8'5" x 7' (2.57m x 2.13m)

With a tiled and glazed cubicle with shower, low level suite wc and pedestal wash hand basin. With a warm air heating vent, storage cupboard and frosted uPVC sealed unit double glazed window to front.

## OUTSIDE

### Garage

21'1" x 8'4" (6.43m x 2.54m)

With light and power, metal up and over door and

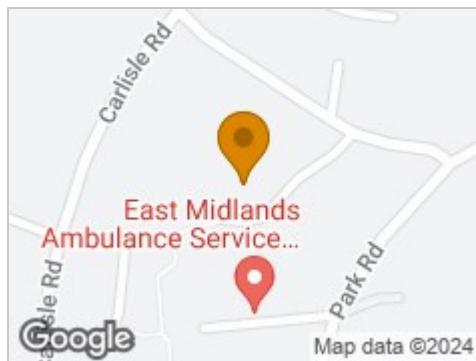
storage shelving. Approached by a tarmacadam driveway suitable for the off road parking of a number of vehicles.

### Gardens

At the front of the property is a lawned garden. To the rear, the garden is of excellent proportions and is mainly laid to lawn with flagged pathways and mature trees, shrubs and flowerbeds.



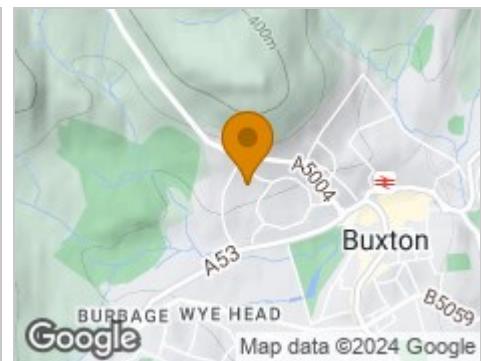
## Road Map



## 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.

### Important Notice

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## Energy Efficiency Graph

