



139 Tongue Lane

Buxton, SK17 7LL

£279,000



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Tenure Freehold Council Tax Band C



Bordering open countryside we are delighted to offer for sale this four bedroom, three bathroom family home presented to the very highest of standards. Constructed approximately ten years ago, the property offers a spacious dining kitchen with integrated appliances including a stainless steel oven with four ring induction hob with extractor over, integrated dishwasher, washing machine and fridge/freezer. With a main bathroom and two ensuite shower rooms, off road parking and garden to rear. A viewing is highly recommended.

DIRECTIONS

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and travel straight across the next roundabout and turn left at the following two roundabouts. Continue up Fairfield Road, turn right into Queens Road following the road as it bears left and then turn left onto the continuation of Queens Road. After a while turn right onto Tongue lane and continue along this road to the end where No. 139 will be seen on the right hand side.

GROUND FLOOR

Entrance Hall

9'8" x 2'11" (2.95m x 0.89m)

Double radiator and stairs to first floor.

Dining Kitchen

19'10" x 10'3" (6.05m x 3.12m)

Fitted with an excellent quality kitchen with a 1 1/2 bowl stainless steel single drainer sink unit with splash back. Integrated four ring induction hob with stainless steel extractor over, integrated fridge/freezer, dishwasher and washing machine.

Double radiator and uPVC sealed unit double glazed picture windows with shutters to the front.

Cloakroom

5'6" x 2'11" (1.68m x 0.89m)

With low-level w.c., pedestal washbasin, heated towel rail and extractor fan.

Lounge

13'8" x 12'2" (4.17m x 3.71m)

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

FIRST FLOOR

Landing

12'9" x 3'1" (3.89m x 0.94m)

With stairs to second floor, storage cupboard with wall mounted Ideal combination central heating and hot water boiler.

Bedroom One

13'4" x 12'5" (4.06m x 3.78m)

Double radiator, three built-in double wardrobes, uPVC sealed unit double glazed window and uPVC sealed unit double glazed picture windows with views to open countryside.

En-suite Shower Room

7'0" x 3'3" (2.13m x 0.99m)

With a fully tiled and glazed shower cubicle and shower, low-level w.c. and vanity washbasin. Tiled flooring, extractor fan and heated towel rail.

Bedroom Two

13'5" x 10'0" (4.09m x 3.05m)

Single radiator and uPVC sealed unit double glazed window to rear.

SECOND FLOOR

Landing

5'4" x 3'0" (1.63m x 0.91m)

Bedroom Three

13'5" 12'3" (4.09m 3.73m)

Double radiator and Velux sealed unit double glazed loft window.

En-Suite Shower Room

3'3" x 7'3" (0.99m x 2.21m)

With a fully tiled and glazed shower cubicle and shower, vanity washbasin and low-level w.c. Tiled flooring, extractor fan and heated towel rail.

Bedroom Four

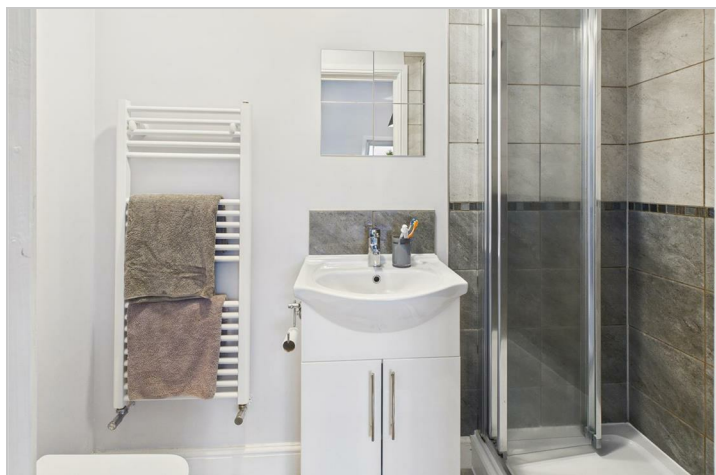
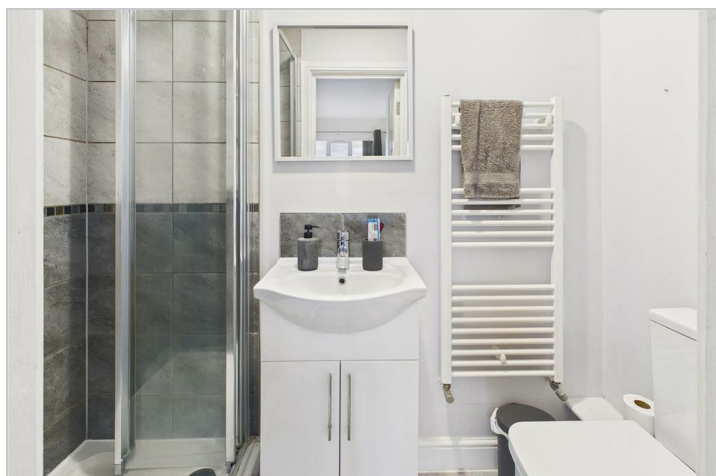
Single radiator and Velux sealed unit double glazed loft window.

OUTSIDE

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

REAR GARDEN

Paved patio area, gravelled areas, lawned area with artificial grass and mature bushes.



Road Map



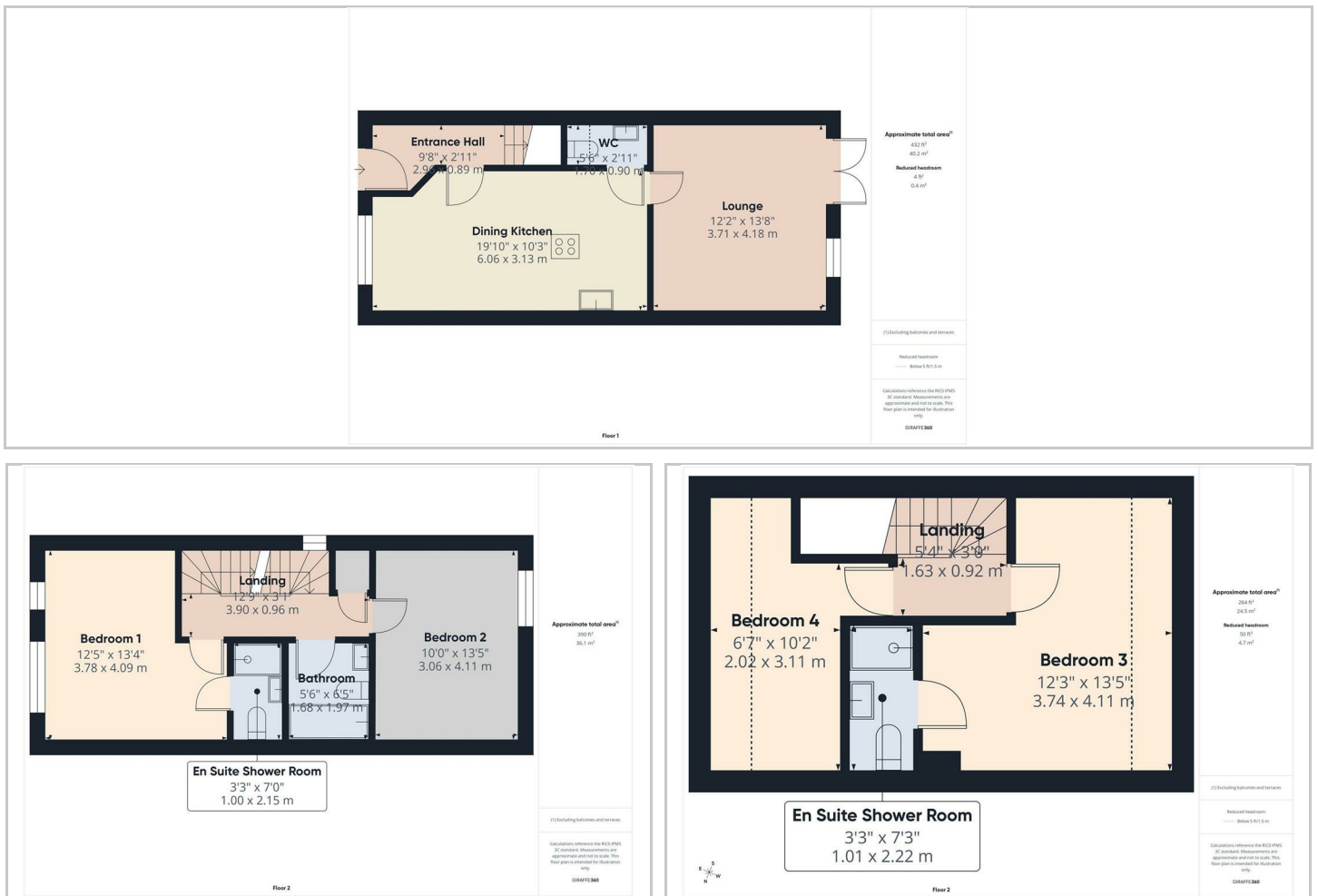
Hybrid Map



Terrain Map



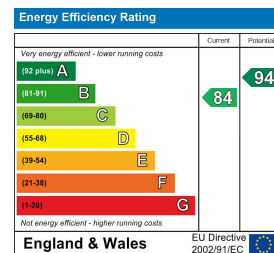
Floor Plans



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



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