



32 Anncroft Road

Buxton, SK17 6UA

£275,000





# 32 Anncroft Road

Buxton, SK17 6UA

Tenure Freehold Council Tax Band B



We are delighted to offer for sale this very well presented two bedroom semi-detached bungalow in this popular residential location. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. With good sized gardens to both front and rear. The property also benefits from a driveway suitable for the off road parking of a number of vehicles leading to a single garage with light and power. An internal inspection is highly recommended.

## DIRECTIONS

From our Buxton office bear right and at the Spring Gardens roundabout bear left onto Manchester Road. Take the third left hand turning onto St Johns Road and proceed along this road until reaching the traffic lights at the Duke of York Public House. At the lights, bear right onto Macclesfield Old Road. Proceed along this road and take the first left hand turning onto Anncroft Road where number 32 can be found on the right hand side.

## GROUND FLOOR

### Entrance Porch

6'5" x 2'11" (1.96m x 0.89m)

With built-in triple storage cupboard.

### Hallway

7'3" x 6'1" (2.21m x 1.85m)

With single radiator and loft access.

### Lounge

14'10" x 12'0" (4.52m x 3.66m)

With a feature decorative fireplace surround and mantelpiece over incorporating a coal-effect living flame gas fire. T.V. aerial point, single radiator and uPVC sealed unit double glazed window to front.

### Dining Kitchen

11'6" x 8'11" (3.51m x 2.72m)

Fitted with a good quality range of base and eye level units and work surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with tiled splashback. Space and fitting for a gas cooker with extractor over, integrated larder fridge, integrated washing machine and single radiator. Frosted uPVC sealed unit double glazed door to the rear and uPVC sealed unit double glazed window overlooking the garden. Storage cupboard housing a wall mounted Vaillant combination central heating and hot water boiler.

### Bedroom One

12'8" x 8'7" (3.86m x 2.62m)

With built-in triple wardrobe, single radiator and uPVC sealed unit double glazed window to rear.

### Bedroom Two

10'1" x 8'7" (3.07m x 2.62m)

With a single radiator and uPVC sealed unit double glazed window.

### Bathroom

7'4" x 5'4" (2.24m x 1.63m)

Fitted with a good quality suite comprising panelled bath with shower over, low-level w.c. and vanity washbasin. Single radiator, half tiled walls and frosted uPVC sealed unit double glazed window.

## OUTSIDE

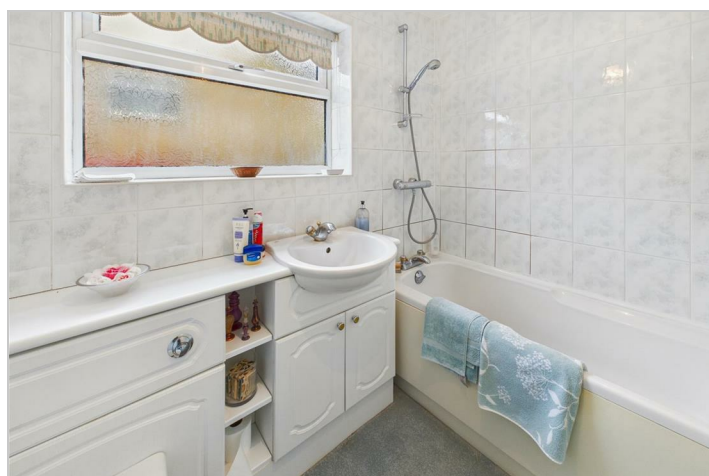
To the front of the property there is a mature garden with bushes and shrubs etc.

## GARDEN

The rear garden is flagged with many mature bushes and shrubs etc. with a stone wall and fenced border.

## GARAGE

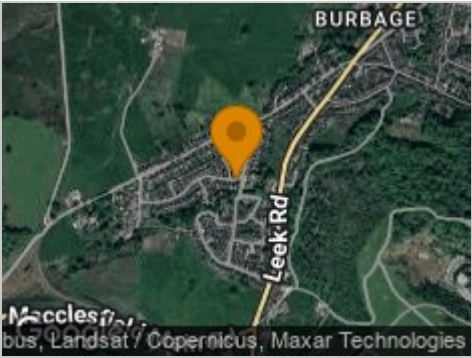
With light and power.



Road Map



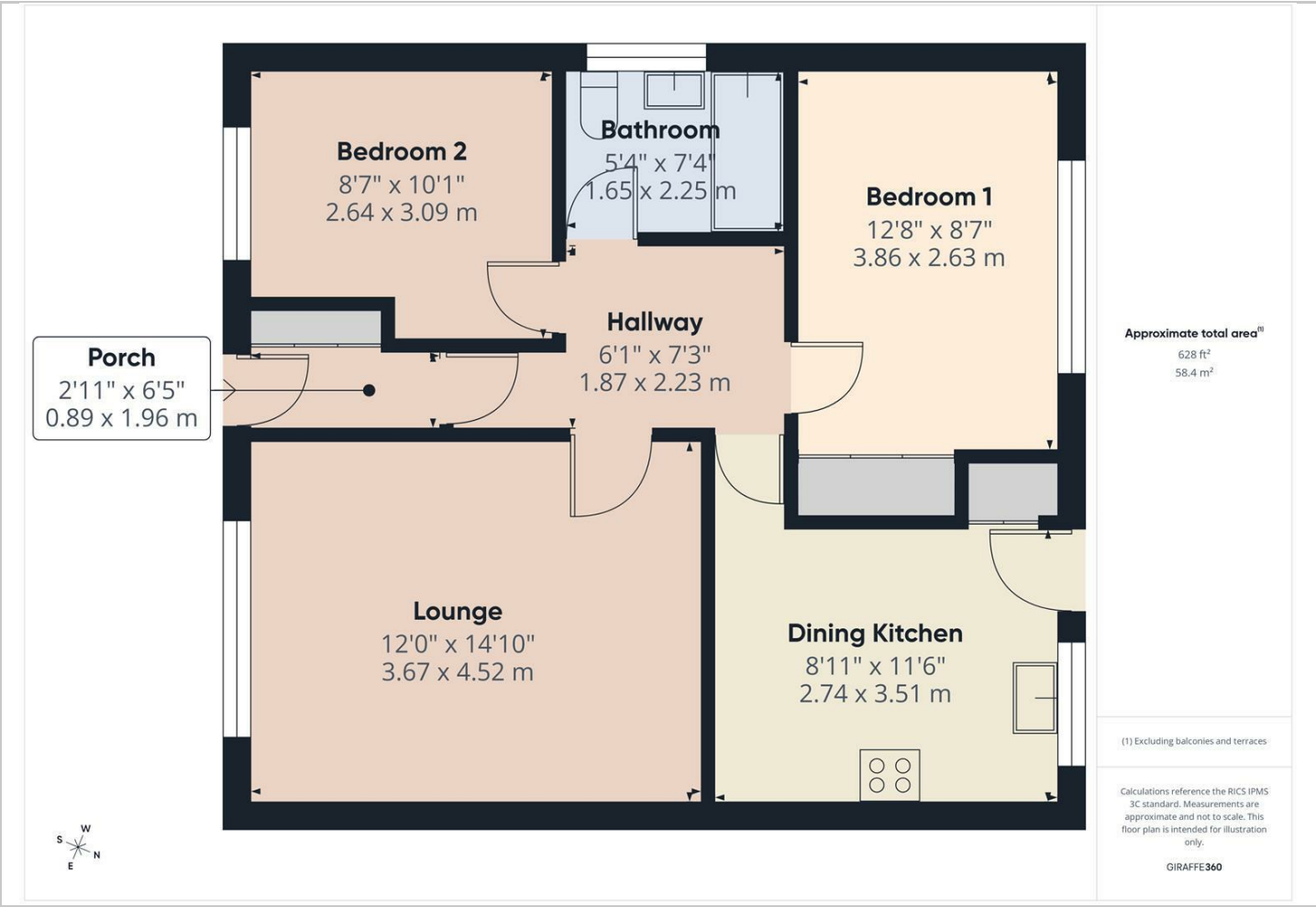
Hybrid Map



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.

Energy Efficiency Graph



**Important Notice**  
Mellors Estate Agents, their solicitors and joint agents give notice that:  
1. 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.  
2. 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.