



## 118 Sherwood Road

Buxton, SK17 9EX

Asking Price £265,000



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Tenure Freehold Council Tax Band B



Conveniently situated in Sherwood Road, this delightful end terrace house offers a perfect blend of comfort and convenience.

As you step inside, you will be greeted by a warm and inviting atmosphere flowing through the living areas. The layout is thoughtfully designed to maximise space and functionality, making it a wonderful place to relax and entertain. The kitchen is well-equipped, providing a practical area for culinary pursuits, while the adjoining reception room offers a cosy retreat for unwinding after a long day.

The bedrooms are generously sized, each room is versatile, allowing for personalisation to suit your individual style and needs. This property is ideal for families or those seeking extra space for guests or a home office. The property also benefits from a well-maintained garden, perfect for outdoor gatherings or simply enjoying the fresh air.

Located in the picturesque town of Buxton, known for its stunning architecture and natural beauty, this home is within easy reach of local amenities, schools, and transport links. The surrounding area offers a wealth of opportunities for outdoor activities, including scenic walks and parks, making it an ideal location for those who appreciate nature.

## DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street.

Travel straight through the traffic lights into London

Road and after passing the turning for Mosley Road on the right, turn left into Heath Grove.

At the junction, turn right into Sherwood Road and the property can be seen after a short while on the right.

## GROUND FLOOR

### Hall

11'7" x 6'3" (3.53m x 1.91m)

Entrance door to hall with meter cupboard, radiator, double glazed window to side, stairs to first floor. Door to reception room

### Dining area

11'4" x 9'8" (3.45m x 2.95m)

Double glazed window to front, radiator. Inset Gas flame effect fire with stone surround and

### Lounge

14'3" x 11'3" (4.34m x 3.43m)

Multi paned glazed double doors to conservatory. Door to kitchen.

### Kitchen

12'3 x 6'4" (3.73m x 1.93m)

Range of fitted base and eye level units with integrated fridge/freezer. Electric oven with inset four ring gas hob and extractor over. One and a half bowl stainless steel sink unit. Plumbing for washing machine. Radiator. Wood effect flooring. Double glazed door to rear garden.

### Conservatory

11'8" x 10'5" (3.56m x 3.18m)

Double glazed with window opening to side, two roof light windows, double doors to garden.

## FIRST FLOOR

### Landing

9'6" x 6'1" (2.90m x 1.85m)

Double glazed window to side. Loft access fitted with loft ladder. Combination boiler situated in the loft.

### Bedroom One

13'5" x 9'4" (4.09m x 2.84m)

Double glazed window to front. Radiator.

### Bedroom Two

10'10" x 10'9" (3.30m x 3.28m)

Double glazed window to rear. Radiator.

### Bedroom Three

8'4" x 8'3" (2.54m x 2.51m)

Double glazed window to front. Radiator. Currently used as an office/work space.

### Bathroom

6'9" x 5'9" (2.06m x 1.75m)

Double glazed window to rear. Panel enclosed bath. Pedestal hand wash basin. Low level W.C. Towel Rail. Storage cupboard.

## OUTSIDE

To the rear of the property there is a split level garden with patio area, shed and green house and gate providing side access. Steps lead down to a lawned area with flower beds and shrubs enclosed by panel fencing and stone wall with low level gate giving access to open green space and woodland.

The property is set down from the road. Rockery areas with various plants and shrubs enclosed by fencing.



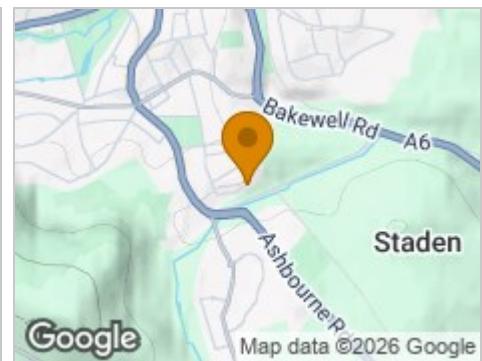
## Road Map



## 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.

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## Energy Efficiency Graph

