



## 7 Cumberland Close

Buxton, SK17 9PQ

Asking Price £220,000



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Tenure Freehold Council Tax Band C



A superbly situated three bedroom semi-detached family home, benefitting from gas fired central heating and uPVC sealed unit double glazing throughout. With single detached garage, driveway parking and gardens front and rear. In need of some updating which purchasers can undertake to their own taste. A viewing is highly recommended.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Continue through the traffic lights and along London Road, after a short while turn right at the signpost for Harpur Hill, in the dip. Proceed up Harpur Hill Road and at the first roundabout, turn left into Berwick Road. Take the fourth left turning into Cumberland Close where no. 7 will be found on the left hand side.

## GROUND FLOOR

### Entrance Hall

5'7" x 4'1" (1.70m x 1.24m)

Stairs to first floor, single radiator, meter cupboard and telephone point.

### Lounge/Dining Room

21'6" x 14'1" (6.55m x 4.29m)

With brick fireplace surround and mantelpiece over, two double radiators, T.V. aerial point and uPVC sealed unit double glazed windows to both front and rear.

### Kitchen

8'7" x 8'5" (2.62m x 2.57m)

Fitted with some base and eye level units and working surfaces, incorporating a stainless steel

single drainer sink unit with tiled splashback. With space and plumbing for a washing machine, space for a fridge/freezer and space and fitting for an electric cooker. With double radiator, wall mounted Worcester boiler, storage cupboard, uPVC sealed unit double glazed window to rear and uPVC sealed unit frosted door to side.

## FIRST FLOOR

### Landing

7'0" x 4'0" (2.13m x 1.22m)

With loft access and uPVC sealed unit double glazed window to side.

### Bedroom One

10'8" x 10'4" (3.25m x 3.15m)

With single radiator and uPVC sealed unit double glazed window to front.

### Bedroom Two

10'10" x 8'7" (3.30m x 2.62m)

With a range of built-in wardrobes and cupboards, double radiator and uPVC sealed unit double glazed window to rear.

### Bedroom Three

8'7" x 6'8" (2.62m x 2.03m)

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

## Bathroom

7'3" x 6'3" (2.21m x 1.91m)

Fitted with a panelled bath with shower over and shower screen, low-level W.C. and pedestal washbasin. Part tiled walls, single radiator, airing cupboard with tank and shelving and frosted uPVC double glazed window to side.

## OUTSIDE

## GARDENS

To the front of the property there is a lawned garden with mature borders and Tarmacadam driveway to the side suitable for the off-road parking of a number of vehicles. The rear garden is mainly laid to lawn with a flagged patio area.

## Single Garage

19'0" x 9'2" (5.79m x 2.79m)

With metal up and over door, light and power.



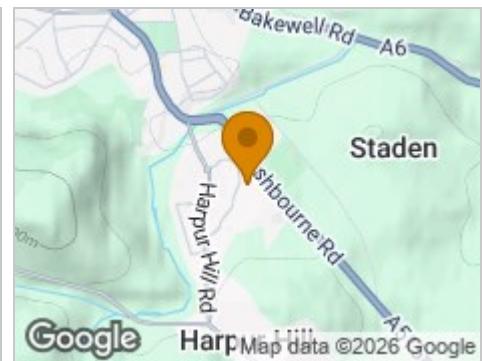
## Road Map



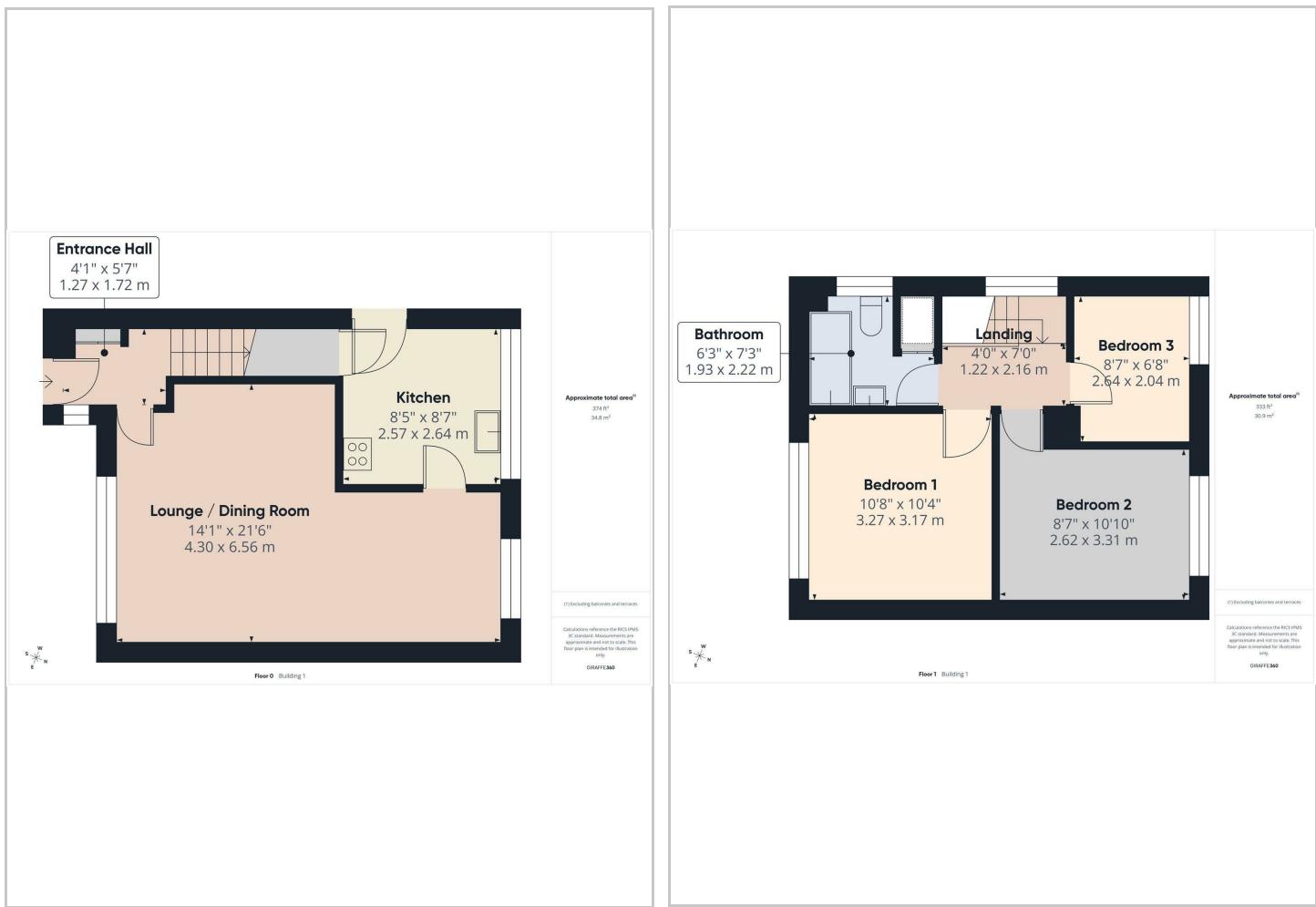
## Hybrid Map



## 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

