



1 Black Edge Close

Dove Holes, SK17 8FU

£269,995



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Dove Holes, SK17 8FU

Tenure Freehold Council Tax Band C



Situated on this highly popular development we are delighted to offer for sale this immaculately presented and appointed three bedroom, two bathroom family home in a cul-de-sac location with 8 years of the builders warranty remaining. The property benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. With excellent quality fittings and dining kitchen with integrated appliances and Quartz working surfaces. Off road parking to the front and patio and lawned garden to the rear a viewing is highly recommended.

DIRECTIONS

From our Buxton office turn right and bear right at the roundabout, travelling along Station Road and proceeding straight across the next roundabout and turning left at the next two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a few miles, on entering the village of Dove Holes along Buxton Road, travel straight through the traffic lights as the road becomes Hallsteads and turn right into The Meadows. Turn second left into Walker Brow and after a short while Black Edge Close will be seen on the left hand side.

GROUND FLOOR

Porch

7'1" x 2'10" (2.16m x 0.86m)

With stone flagged flooring, front entrance door, two frosted uPVC sealed unit double glazed windows and uPVC sealed unit double glazed window and door to entrance hall.

Entrance Hall

17'7" x 7'0" (5.36m x 2.13m)

With tiled flooring, stairs to first floor, under stairs storage cupboard and single radiator.

Cloakroom

5'1" x 2'9" (1.55m x 0.84m)

With tiled flooring, low-level w.c., wall mounted washbasin, single radiator and extractor fan.

Dining Kitchen

17'7" x 7'3" (5.36m x 2.21m)

Fitted with an excellent quality range of base and eye level units and Quartz working surfaces incorporating a stainless steel sink unit with Quartz splashback. Integrated four ring gas hob with oven below and stainless steel extractor over, Integrated dishwasher, fridge freezer and washing machine. Single radiator, tiled flooring throughout and uPVC sealed unit double glazed window to front.

Lounge

14'7" x 12'6" (4.45m x 3.81m)

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

FIRST FLOOR

Landing

6'10" x 3'7" (2.08m x 1.09m)

With loft access and built-in storage cupboard.

Bedroom One

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

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

En-Suite Shower Room

8'6" x 6'11" (2.59m x 2.11m)

With a fully tiled and glazed shower cubicle and shower, stainless steel heated towel rail, wall mounted washbasin and low-level w.c. Half tiled walls, extractor fan and frosted uPVC sealed unit double glazed window.

Bedroom Two

12'11" x 7'4" (3.94m x 2.24m)

With single radiator and uPVC sealed unit double glazed window overlooking the rear garden.

Bedroom Three

9'7" x 6'10" (2.92m x 2.08m)

With single radiator and uPVC sealed unit double glazed window overlooking the rear garden.

Bathroom

7'4" x 6'5" (2.24m x 1.96m)

Fitted with an excellent quality suite comprising panelled bath with shower over and shower screen, vanity washbasin and low-level w.c. Stainless steel heated towel rail, extractor fan, half tiled walls and frosted uPVC sealed unit double glazed window.

OUTSIDE

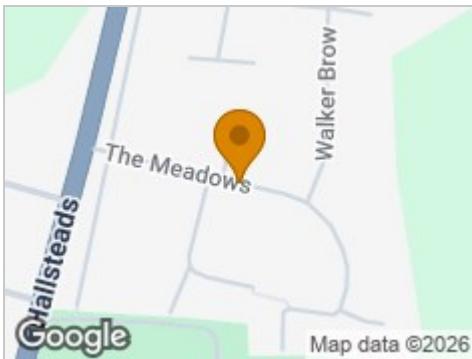
To the front of the property there is a Tarmacadam driveway suitable for the off road parking of vehicles.

GARDEN

The rear garden is mainly laid to lawn with a flagged patio area and fenced.



Road Map



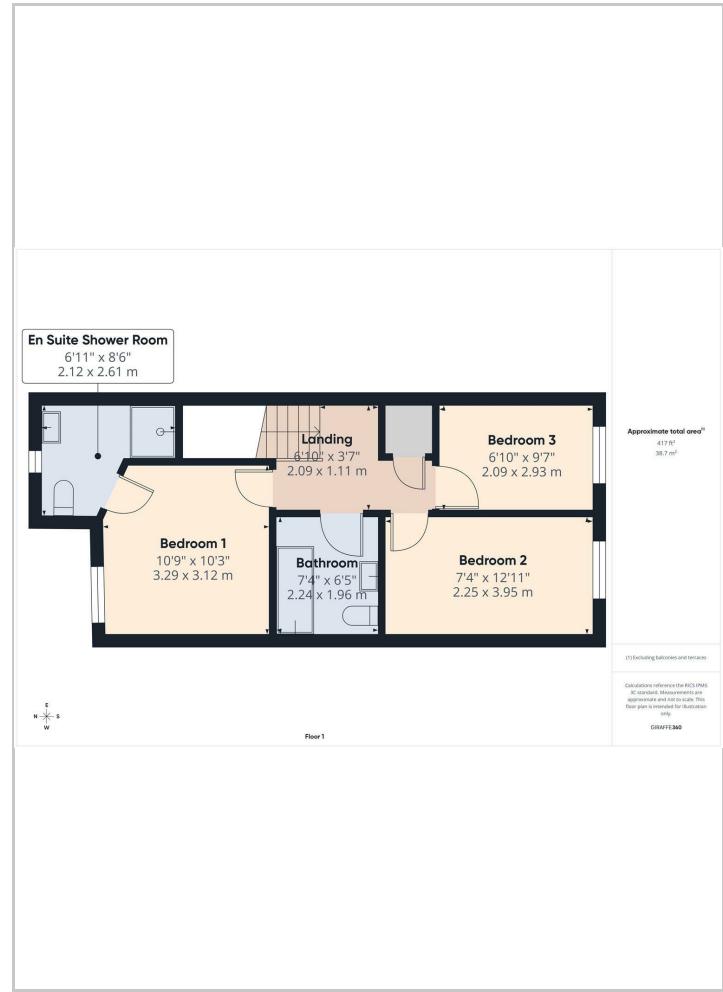
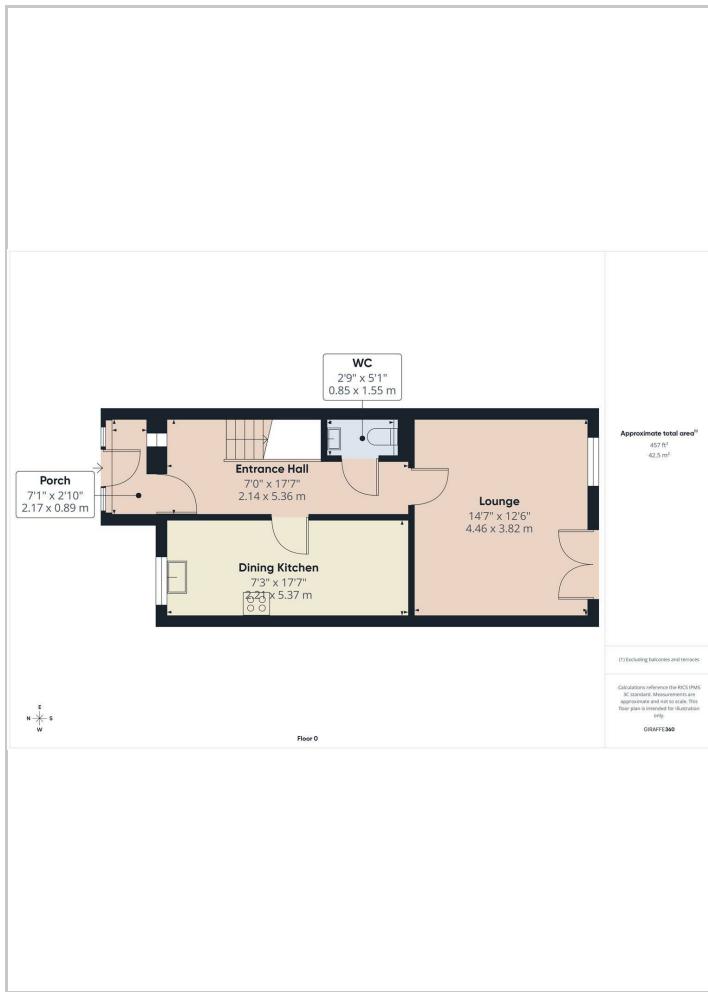
Hybrid Map



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus) A		95
(B3-91) B	84	
(B9-80) C		
(B9-68) D		
(D9-54) E		
(F1-38) F		
(G1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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