



# 7 Darley Grove

Buxton, SK17 7SY

£183,500





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Tenure Freehold Council Tax Band A



An extended end of terrace house situated on a cul de sac. Offering spacious living accommodation with three bedrooms, two bathrooms, two reception rooms, a dining kitchen, utility room and store room. Benefitting from gas central heating and uPVC double glazing. With gated driveway parking to the front and an enclosed garden to the rear with countryside views. Viewing advised.

## DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and straight across the next roundabout and turn left at the following two roundabouts into Fairfield Road. Continue up the hill and turn right into Queens Road. Follow the road around to the left and then the right as it becomes Bench Road. At the end of Bench Road turn right into Victoria Park Road and take the second left turning into Granby Road. Continue along this road for a while, taking the second right turning into Darley Way and then turning right into Darley Grove. Turn right and the property can be seen in the right hand corner where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Porch

Wood effect flooring, single radiator, uPVC double glazed windows to front and side and uPVC double glazed frosted entrance door.

### Study/Playroom

11'10" x 8'9" (3.61m x 2.67m)

Single radiator and uPVC double glazed window to front.

### Entrance Hall

Wood effect flooring, single radiator and staircase to first floor.

### Wc

Fitted with a white suite comprising low level wc, vanity wash basin with cupboard under and tiled splashback. Wood effect flooring, window to entrance porch.

### Lounge

23'5" x 11'1" (7.14m x 3.38m)

Under stairs cupboard, four wall light points, double radiator and single radiator. uPVC double glazed patio doors to the rear garden and with views to the surrounding countryside.

### Dining Kitchen

23'5" x 12'4" (7.14m x 3.76m)

Fitted with a range of base and wall mounted cupboards and work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Range style cooker with 5 gas burners and a hot plate, extractor above, integrated dishwasher and plumbing for washing machine (washing machine may be available by separate negotiation). Wood effect flooring, single and double radiators, uPVC double glazed door to store room and uPVC double glazed window to front with tiled sill. uPVC double glazed patio doors to the rear garden with views to the surrounding hills and countryside.

### Utility Room

7'8" x 4'9" (2.34m x 1.45m)

Fitted with base cupboards and work surface, wood effect flooring, loft access and uPVC double glazed window to rear.

### Store Room

23'8" x 6'10" (7.21m x 2.08m)

Baxi boiler, uPVC double glazed window to rear and uPVC door to front.

## FIRST FLOOR

### Landing

### Bedroom One

11'6" x 9'9" (3.51m x 2.97m)

Built in wardrobes, single radiator and uPVC double glazed window to rear with countryside views.

### En Suite Shower Room

7'8" x 6'9" (2.34m x 2.06m)

Fitted with a wash basin with tiled splashback and with a tiled and glazed cubicle and Mira shower. Heated towel rail, wood effect flooring and uPVC double glazed frosted window to rear.

### Bedroom Two

11'8" x 8'5" (3.56m x 2.57m)

Built in wardrobe, single radiator and uPVC double glazed window to rear with views to the countryside.

### Bedroom Three

11'7" x 5'4" (3.53m x 1.63m)

Wood effect flooring, single radiator and uPVC double glazed window to rear with countryside views.

### Bathroom

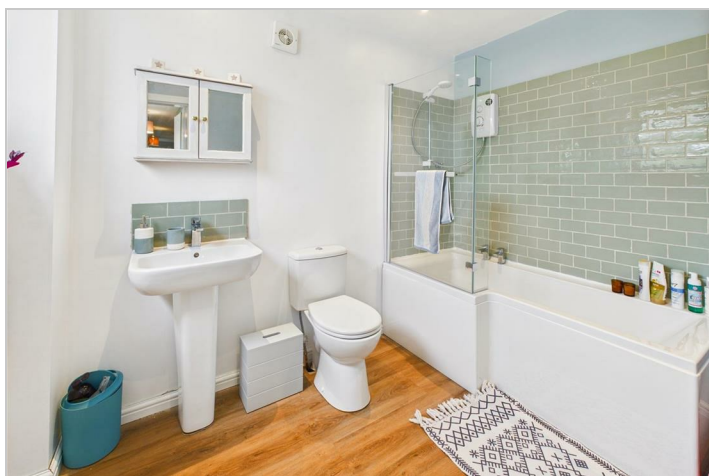
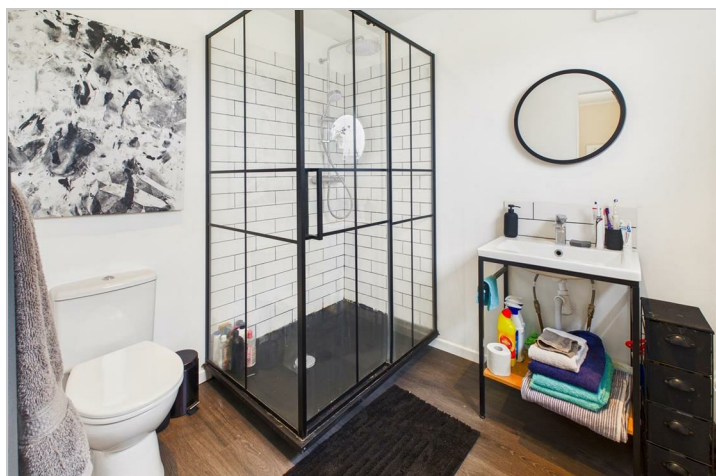
9'5" x 6'8" (2.87m x 2.03m)

Fitted with a white suite comprising low level wc, pedestal wash basin with tiled splashback and shower bath with shower screen, tiled surround and Mira shower over. Heated towel rail, Manrose extractor and uPVC double glazed frosted window to front.

## OUTSIDE

### Parking and Garden

At the front of the property is a block paved gated driveway and a lawned area with shrubs and trees. At the rear is an enclosed block paved garden with a gravel area and a built in barbecue. The rear garden backs onto green space and has views to the surrounding hills and countryside.



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

