



74 Burlow Road

Buxton, SK17 9HX

£190,000





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A well proportioned three bedroom stone family property in need of some modernization and upgrading. With extensive lawned gardens to the rear, backing onto countryside. Benefitting from gas fired central heating and uPVC sealed unit double glazing throughout. With outbuildings, garage and off road parking to the rear. viewing highly recommended.

## Directions:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and into High Street. Proceed straight through the traffic lights into London Road and continue along this road for a while, turning right at the signpost for Harpur Hill. Continue up Harpur Hill Road to the top and as the road bears to the left to become Burlow Road, the property can be found on the right hand side.

## Ground Floor

### Entrance Porch

With uPVC front entrance door, frosted uPVC sealed unit double glazed window to the front and single radiator.

### Lounge

15'0" x 13'10" (4.57m x 4.22m)

With a coal effect living flame gas fire with wooden surround and mantel over, double radiator, under stairs storage cupboard and uPVC sealed unit double glazed window to the front.

### Dining Kitchen

17'1" x 9'11" (5.21m x 3.02m)

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

single drainer sink unit. Space and plumbing for a washing machine, space for fridge freezer and uPVC sealed unit double glazed window to the rear and door to outside.

## First Floor

### Landing

With good sized storage cupboard.

### Bedroom One

15'0" x 9'3" (4.57m x 2.82m)

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

### Bedroom Two

10'9" x 10'5" (3.28m x 3.18m)

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

### Bedroom Three

11'62 x 6'10" < 4'3" (3.35m x 2.08m < 1.30m)

With good sized storage cupboard, single radiator and uPVC sealed unit double glazed window to outside.

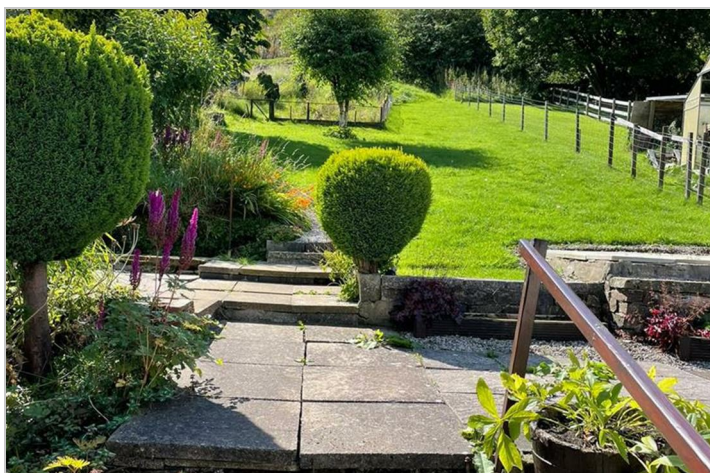
### Shower Room

Fitted with a double shower unit and shower with glazed shower screen and mermaid board. Pedestal wash basin and low level WC. With frosted uPVC sealed unit double glazed window to the rear and single radiator.

## Outside

To the front of the property there is a lawned garden with flagged pathways, mature shrubs, flowers and bushes etc. The rear garden is of excellent proportions and mainly laid to lawn with mature firs, trees, bushes, flower beds etc. with a good sized flagged patio area with three good sized storage outbuildings.

## Garage



Road Map



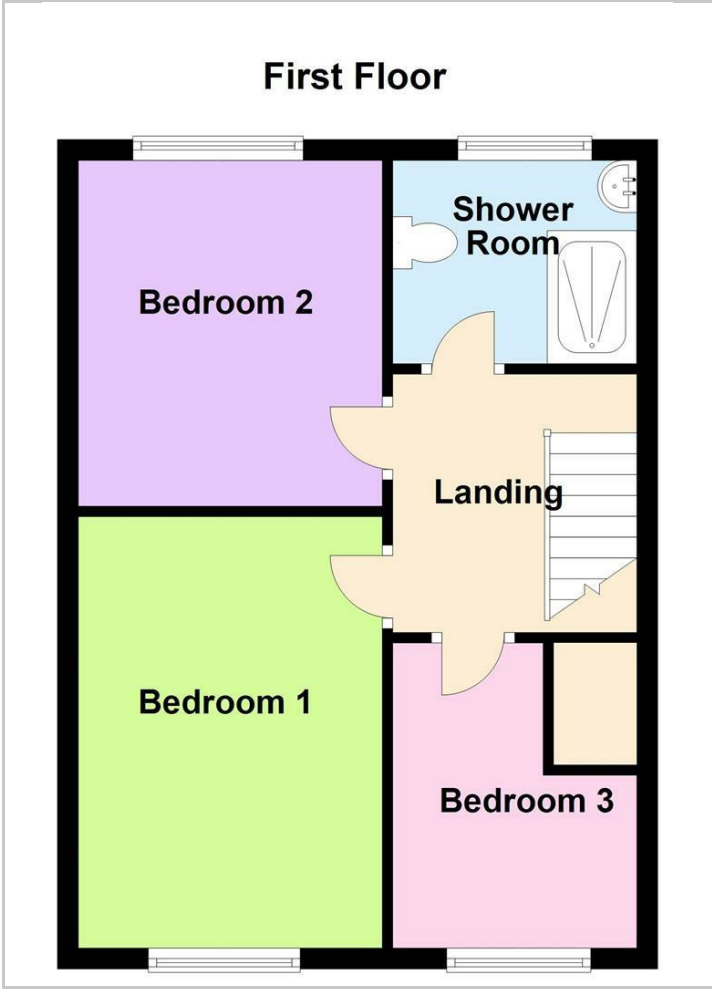
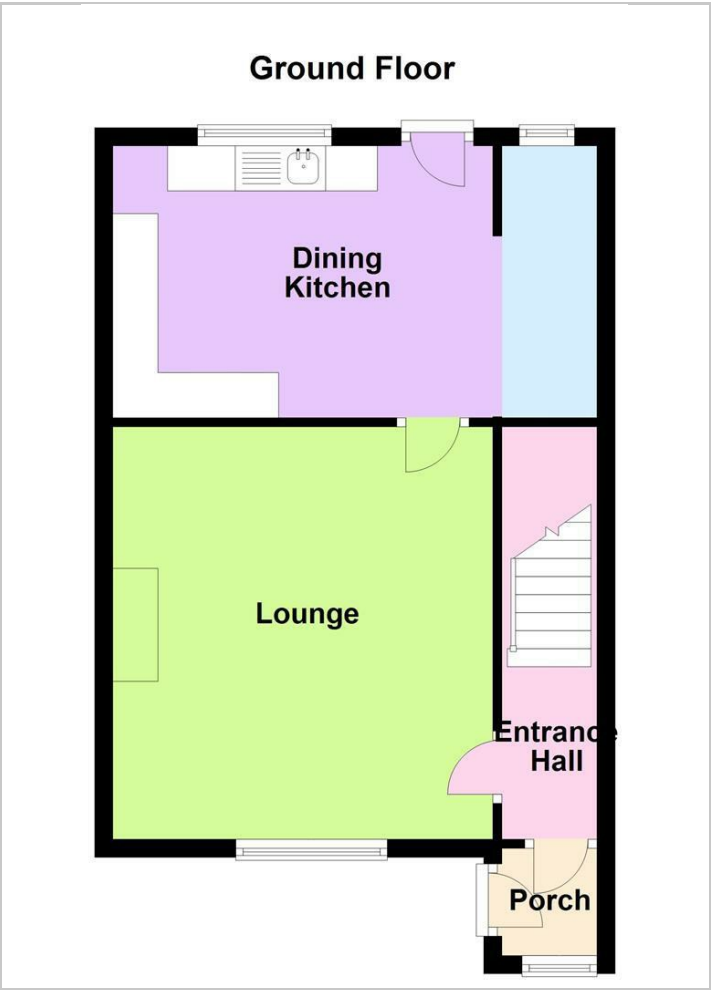
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Jon Mellor & Company 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

