



## 227 Victoria Park Road

Buxton, SK17 7PB

£185,000

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# 227 Victoria Park Road

Buxton, SK17 7PB

Tenure Freehold Council Tax Band B



We are delighted to offer for sale this two bedroom semi detached property in need of some upgrading on an extensive corner plot with gardens to both front, side and rear with well stocked flower beds, patio areas and hedgerows etc. With uPVC sealed unit double glazing and gas fired central heating throughout viewing is highly recommended.

#### Directions:

From our Buxton office turn right and right again at the roundabout. Proceed along the Spring Gardens by pass and travel 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 the S-bend into Bench Road and at the end of Bench Road turn left into Victoria Park Road. Proceed along this road for a short while and the property can be found on the left where our For Sale board has been erected.

#### Ground Floor

##### Entrance Hall

3'2" x 9'8" (0.98 x 2.97m )

Double radiator, uPVC front entrance door, uPVC sealed unit double glazed window and stairs to first floor.

##### Lounge

9'4" x 19'3" (2.86 x 5.88m )

Fitted with a coal effect living flame gas fire, telephone point, TV aerial point, double radiator and uPVC sealed unit double glazed windows to the front and rear.

#### Kitchen

7'4" x 9'0" (2.24m x 2.74m")

Fitted with a range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash backs. Space and plumbing for a washing machine, space for a larder fridge and space and fitting for an electric cooker. Wall mounted Worcester combination central heating and hot water boiler., pantry with shelving, door to side porch, door to lounge and uPVC sealed unit double glazed window looking to the rear garden.

#### Side Porch

3'3" x 4'8" m (1.01 x 1.43 m )

With quarry tiled floor and uPVC sealed unit double glazed window to the side and rear and door to outside.

#### First Floor

##### Landing

6'10" x 4'3" (2.08m x 1.30m )

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

##### Bedroom One

13'11" x 8'9" (4.25 x 2.69m )

With single radiator, good sized storage cupboard and two uPVC sealed unit double glazed windows to the front.

##### Bedroom Two

9'10" x 10'3" (3.00m x 3.12m )

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

## Shower Room

6'10" x 6'3" (2.08m x 1.91m )

Half tiled throughout and fitted with a glazed and tiled corner shower unit and shower, pedestal washbasin and low-level w.c. Single radiator and frosted uPVC sealed unit double glazed window to the rear.

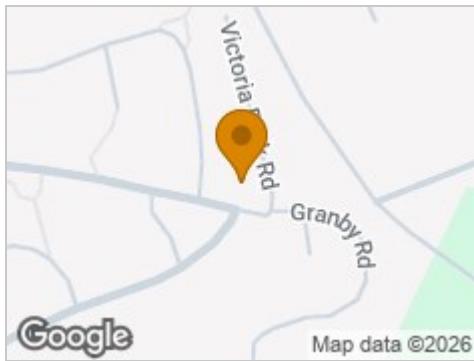
## OUTSIDE

### Gardens

To the front of the property there is a good sized lawned garden with pathway and mature flowerbed borders. To the side of the property there is a further lawned area with well stocked beds screened by hedgerows. To the rear of the property there are substantial flagged patio areas, pathways, lawned areas with mature shrubs and bushes and a greenhouse.



## Road Map



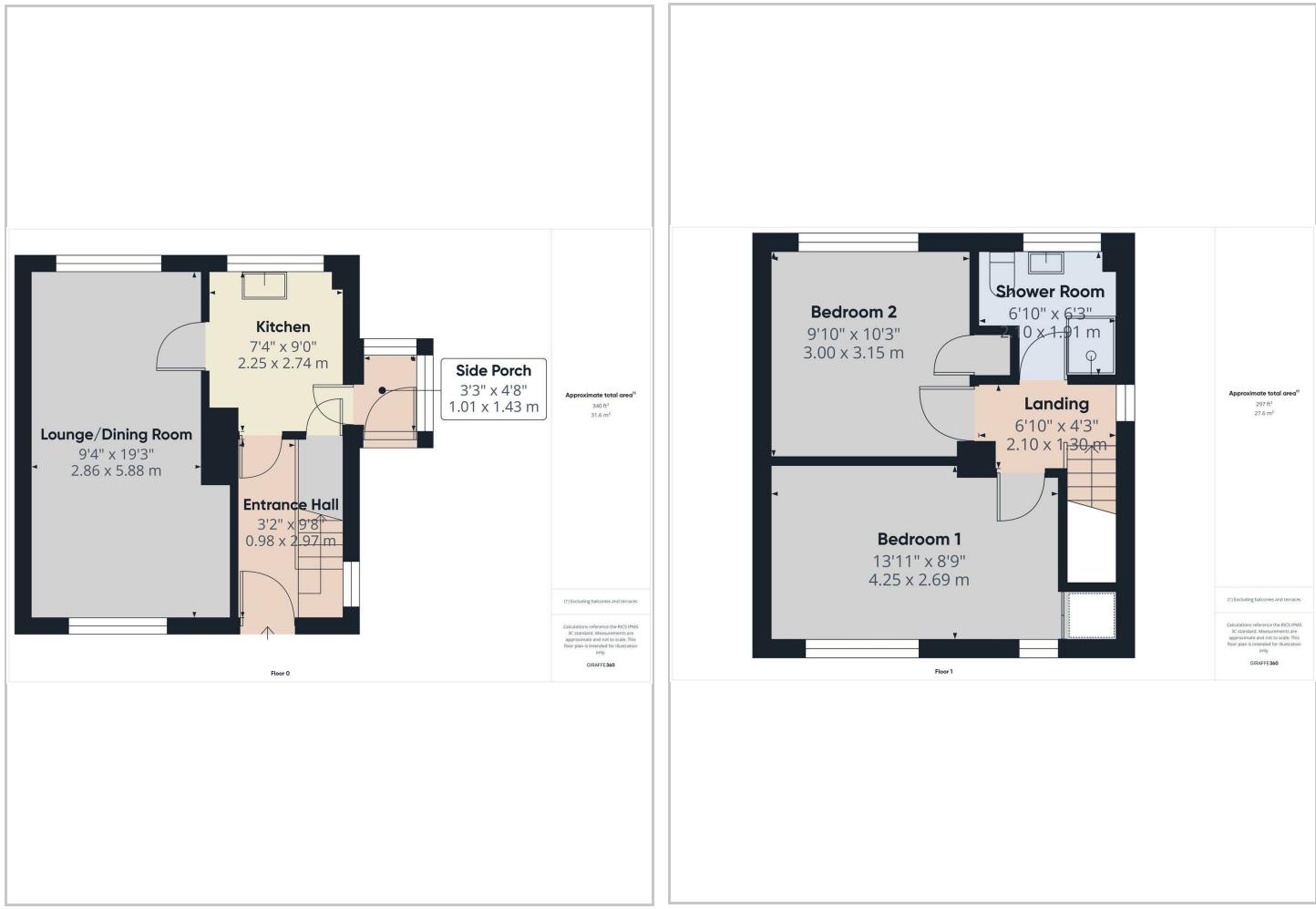
## Hybrid Map



## 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.

### Important Notice

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## Energy Efficiency Graph

