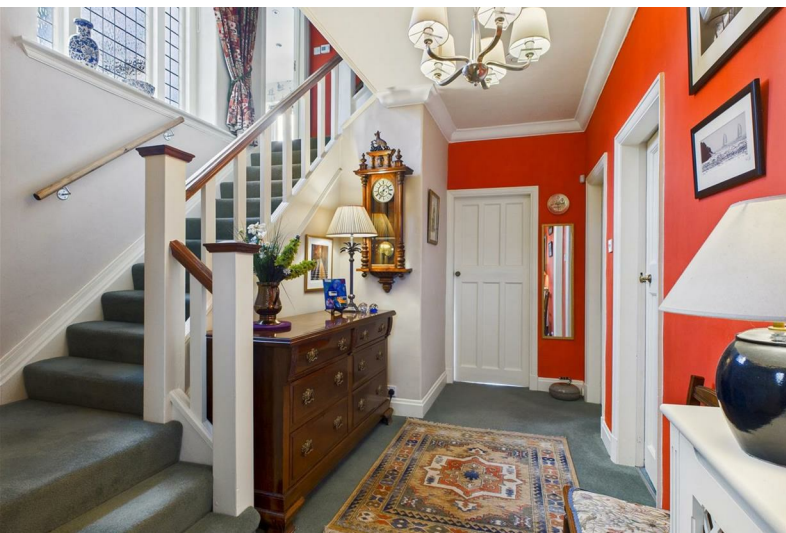




# Templecroft 71 Green Lane

Buxton, SK17 9DJ

£675,000





# Templecroft 71 Green Lane

Buxton, SK17 9DJ

Tenure Freehold Council Tax Band E



A rare opportunity to acquire this stunning five bedroom Brindley built semi-detached family home, in a highly popular residential location. With stunning gardens to both front and rear, Templecroft retains numerous original features and benefits from a combination of uPVC and wood framed sealed unit double glazing throughout. With combi gas fired central heating. The property also benefits from a detached garage and ample off road parking and substantial gardens to front and rear and backing on to open countryside. An early viewing is highly recommended.

## DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road, across Market Place to the London Road traffic lights. Turn second right into Green Lane and follow the road. After a short while No. 71 will be seen on the left hand side.

## GROUND FLOOR

### Entrance Hall

16'1" x 7'0" (4.90m x 2.13m)

With feature stained glass entrance door, double radiator and stairs to first floor.

### Cloakroom

5'4" x 3'11" (1.63m x 1.19m)

With low-level W.C., pedestal wash-hand basin and feature circular leaded window to front.

### Dining/Kitchen

#### Kitchen

10'5" x 4'11" (3.18m x 1.50m)

Fitted with a good quality range of base and eye level units and working surfaces, incorporating a one-and-a-half bowl stainless steel single drainer sink unit with tiled splash backs. Space and fitting for a electric cooker with extractor over, space for a larger fridge and space and plumbing for a dishwasher. With sealed unit double glazed window to front

and sealed unit double glazed window to side. Fully tiled throughout. Telephone point.

### Dining Area

11'1" x 9'4" (3.38m x 2.84m)

With some base and eye level units and working surfaces and sealed unit double glazed French doors leading out to the patio and garden beyond.

### Rear Porch/Utility

8'9" x 7'9" (2.67m x 2.36m)

With some work surfaces, space and plumbing for a washing machine, space and outside vent for a tumble dryer. Door to outside and uPVC sealed unit double glazing throughout.

### Dining Room

15'6" x 13'11" (4.72m x 4.24m)

With sealed unit double glazed bay window to front with leaded lights, stone plinth with electric coal effect living flame fire, T.V. aerial point and double radiator.

### Lounge

14'0" x 13'11" (4.27m x 4.24m)

With a feature decorative stone fireplace surround including a cast iron fireplace with tiled inset, incorporating a coal effect living flame gas fire with granite hearth. Double radiator and sealed unit double glazed bay window with leaded lights looking to the rear garden.

## FIRST FLOOR

### Half Landing

With frosted leaded window to side.

### Landing

9'5" x 5'11" (2.87m x 1.80m)

With double radiator and stairs to second floor.

### Bedroom One

14'0" x 13'10" (4.27m x 4.22m)

With double radiator and sealed unit double glazed bay window to front.

#### Bedroom Two

13'11" x 13'11" (4.24m x 4.24m)

With decorative wooden fireplace surround and tiled inset, shower and basin. Double radiator and uPVC sealed unit double glazed window overlooking the rear garden and open countryside beyond.

#### Bedroom Three

10'0" x 8'5" (3.05m x 2.57m)

With double radiator and sealed unit double glazed windows to front and side.

#### Bedroom Four

9'11" x 9'5" (3.02m x 2.87m)

With double radiator, wall mounted shelving, telephone point and uPVC sealed unit double glazed window overlooking the rear garden and countryside beyond.

#### Shower Room

10'5" x 6'11" (3.18m x 2.11m)

Fitted with an excellent quality suite, comprising a glazed shower cubicle and shower, wall mounted wash-hand basin and high level W.C. With tiled flooring, part-tiled and sealed unit double glazed windows to front and rear. Storage cupboard with wall mounted Alpha combination central heating and hot water boiler.

#### SECOND FLOOR

#### Landing

10'7" x 3'6" (3.23m x 1.07m)

Access to eaves storage.

#### Bedroom Five

17'10" x 11'9" (5.44m x 3.58m)

With built-in storage cupboards, double radiator and sealed unit double glazed windows to both the front and rear. The room has the potential to be divided to create a 6th bedroom as it was previously.

#### OUTSIDE

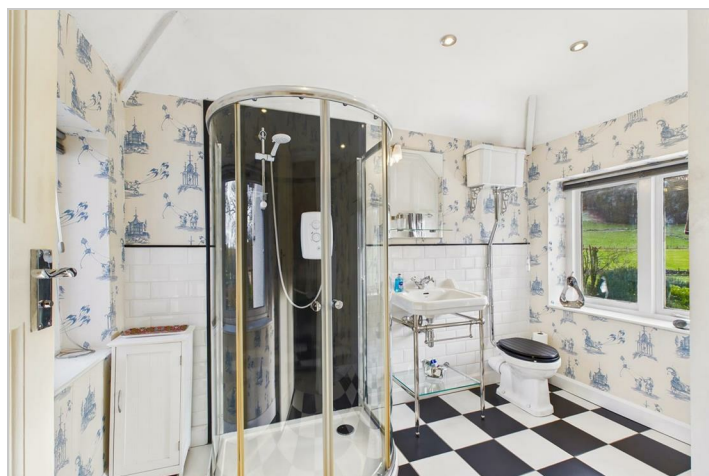
##### Garage

18'4" x 12'3" (5.59m x 3.73m)

With light and power.

##### Gardens

To the front of the property there is a sweeping driveway suitable for the off-road parking of a number of vehicles and a lawned garden with mature hedgerows and well stocked borders with shrubs and flowers etc. The rear garden is of excellent proportions and is mainly laid to lawn with pathways, flowerbeds, mature shrubs, trees and hedgerows etc. Flagged patio for outside seating, pond and summerhouse. The rear garden backs onto open countryside.





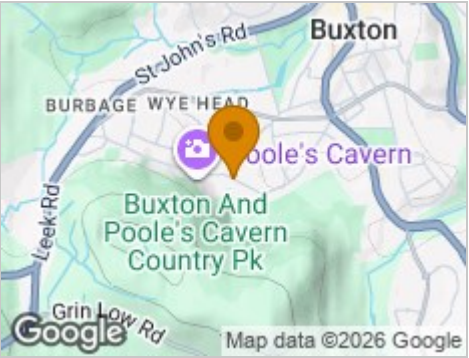
Road Map



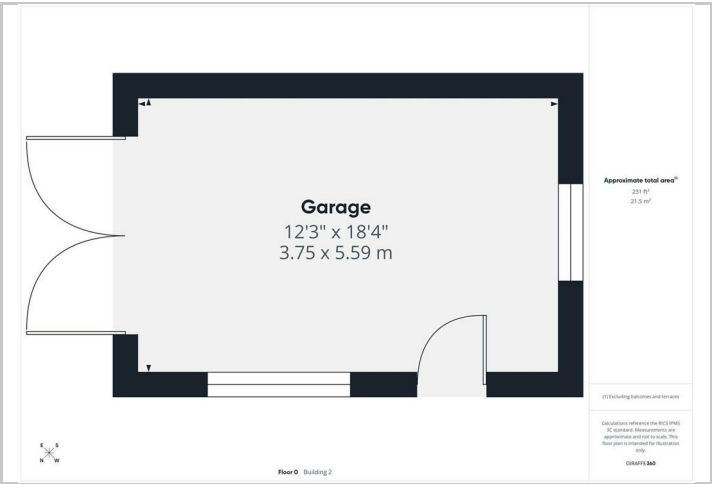
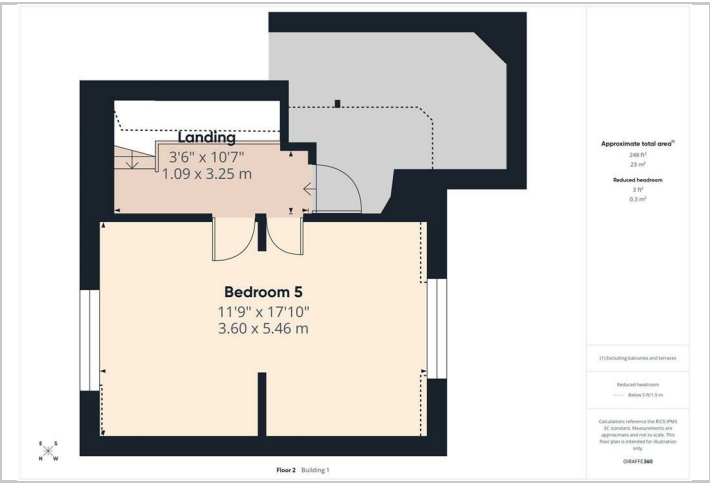
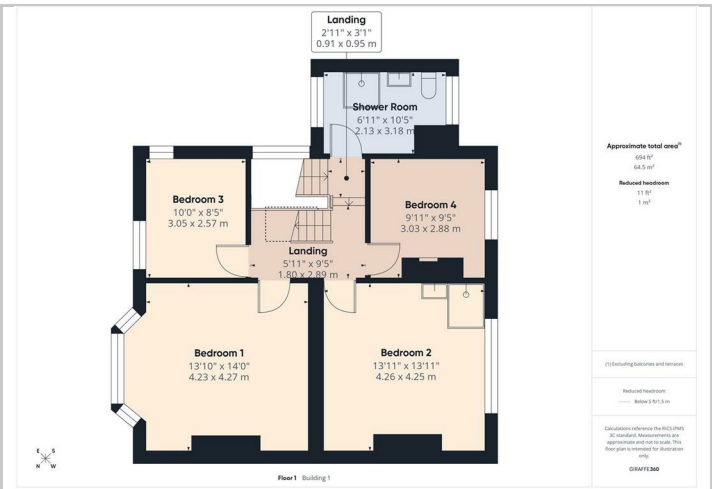
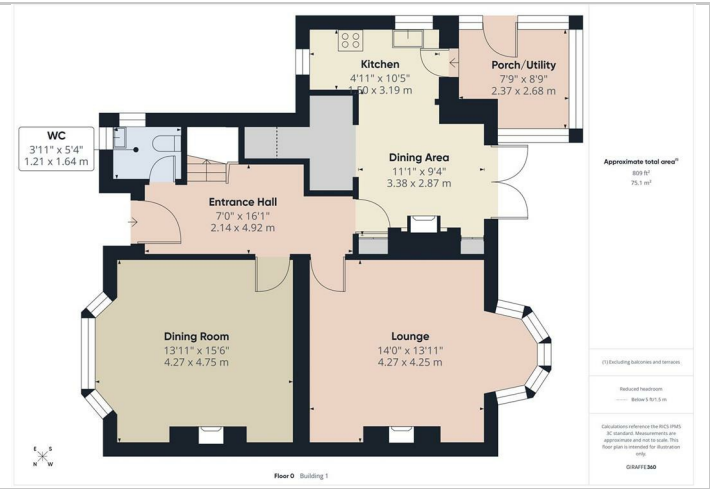
Hybrid Map



Terrain Map



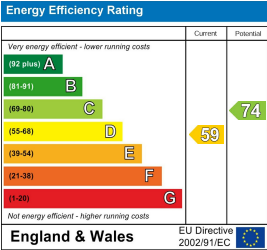
Floor Plans



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.

Energy Efficiency Graph



Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.  
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: [info@mellors.org.uk](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)