



# 14 Torr Street

Buxton, SK17 6HW

£299,950



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Tenure Freehold Council Tax Band C



A very well presented substantial five bedroom, two reception family home in this popular location in central Buxton with off road parking to the rear. With excellent quality fittings throughout, benefitting from combi gas fired central heating throughout and some sealed unit double glazing. Viewing is highly recommended.

#### Directions:

From our Buxton office turn left and proceed up Terrace Road to The Market Place. Turn right into Chapel Street and immediately left into Torr Street and the property can be found half way down on the right hand side.

#### Ground Floor

##### Entrance Porch

With stripped wooden flooring.

##### Entrance Hall

With stripped wooden flooring, double radiator, decorative ceiling cornice and stairs to first floor.

##### Kitchen

16'8" x 7'5" (5.08m x 2.26m)

Fitted with an excellent quality range of base and eye level units and granite working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with tiled splash backs. Stainless steel NEFF five ring gas hob with extractor over, NEFF oven and space for a microwave. With integrated fridge freezer, integrated dishwasher and space and plumbing for a washing machine. Tiled flooring and sealed unit double glazed window.

##### Dining Room

14'0" x 12'9" (4.27m x 3.89m)

With wood effect laminate flooring, built-in storage cupboards and wall mounted shelving. Feature decorative wooden fireplace surround with recess fireplace containing electric stove. Open plan through into the lounge and door to cellars.

##### Lounge

16'7" into bay x 12'5" (5.05m into bay x 3.78m)

With a decorative wooden fireplace surround incorporating a cast iron fireplace with coal effect living flame electric fire. With built-in storage cupboards, wall mounted shelving, single radiator, decorative ceiling cornice and sealed unit double glazed bay window to front.

#### Lower Ground Floor

##### Cellar

13'2" x 12'1" (4.01m x 3.68m)

Plus further storage. With light and power, double radiator and uPVC sealed unit double glazed window to outside.

#### First Floor

##### Landing

Stairs to second floor and frosted window to bathroom.

##### Bedroom One

14'0" x 9'6" (4.27m x 2.90m)

With wood effect laminate flooring, double radiator and window to front.

### Bedroom Two

13'10" x 10'6" < 7'4" (4.22m x 3.20m < 2.24m)

With wood effect laminate flooring, double radiator and window to rear.

### Bedroom Three

9'8" x 6'8" (2.95m x 2.03m)

Wood effect laminate flooring, single radiator and window to front.

### Bathroom

8'8" x 8'7" (2.64m x 2.62m)

Fitted with an excellent quality suite featuring a claw foot bath with rainfall shower over and shower curtain, low-level wc and pedestal washbasin. Frosted sealed unit double glazed window, Velux sealed unit double glazed loft window, stainless steel heated towel rail and half tiled. Wall mounted cupboard housing a Vaillant gas combi central heating and hot water boiler.

### Second Floor

#### Landing

With Velux sealed unit double glazed loft window and eaves access.

### Bedroom Four

16'11" x 11'11" (5.16m x 3.63m)

Part sloping ceiling. Two Velux sealed unit double glazed loft windows, single radiator and built-in wardrobe.

### Bedroom Five

11'1" x 11'0" (3.38m x 3.35m)

Part sloping ceiling. Velux sealed unit double glazed loft window, single radiator and loft access.

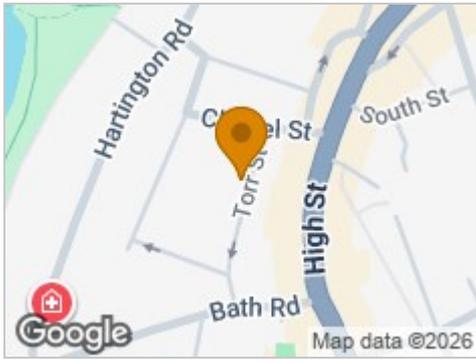
### Outside

To the front of the property there is a small garden area with mature bushes, flowers and flagged pathway.

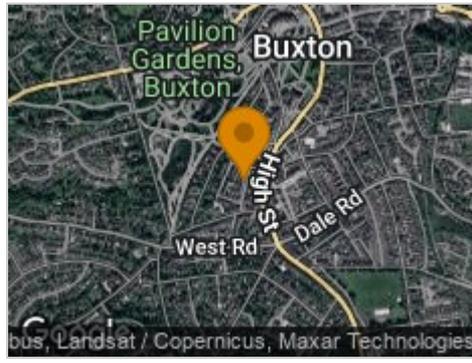
To the rear of the property there is a good sized flagged patio area with steps leading down to a concrete hard standing for off road parking.



## Road Map



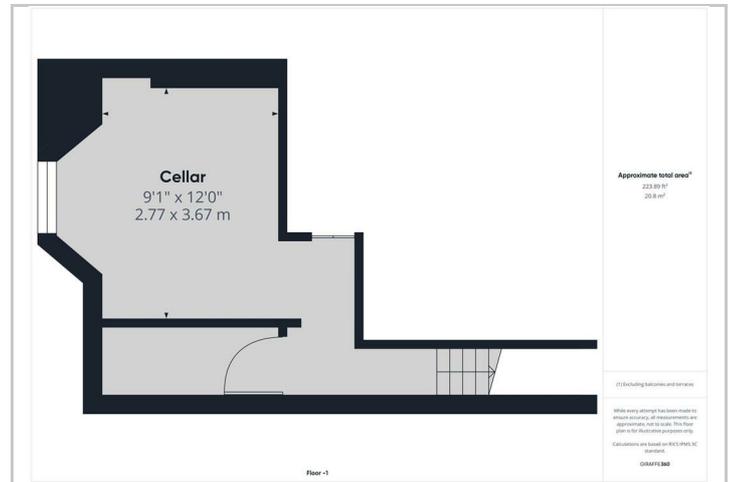
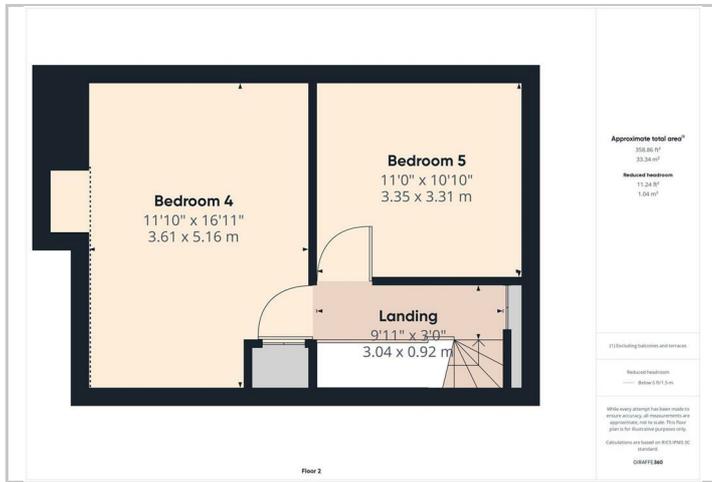
## Hybrid Map



## Terrain Map



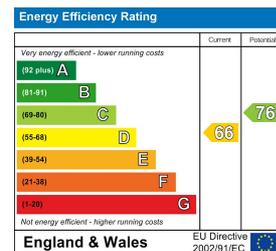
## Floor Plans



## 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



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