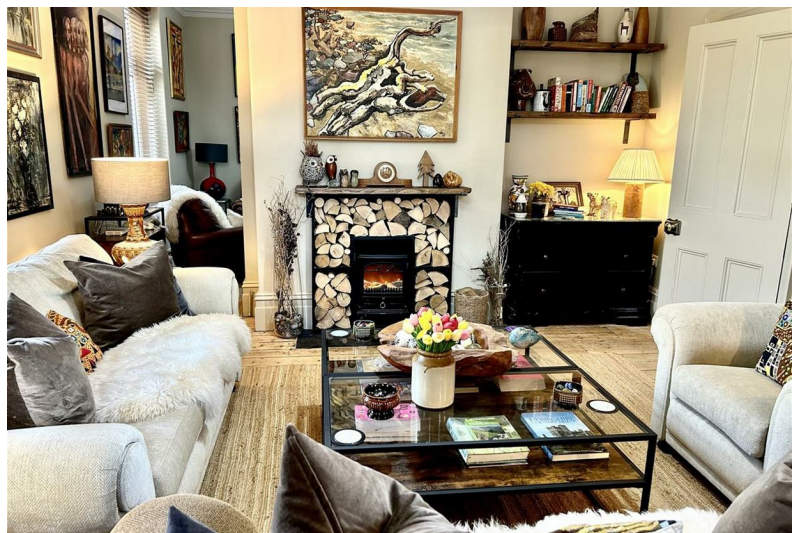




13 Silverlands

Buxton, SK17 6QH

£595,000



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A most impressive stone semi detached house which has been much improved by our client in recent years. Offering spacious and versatile accommodation over three floors and with cellars to the lower ground level. Currently arranged as six bedrooms, three reception rooms and two bathrooms. Benefitting from numerous character features, gas central heating and uPVC double glazing. With gardens to the front and side and off road parking for several vehicles at the rear. Situated in a popular residential area not far from the town centre and Higher Buxton. Viewing is highly recommended.

DIRECTIONS:

From our Buxton office turn left and proceed into Terrace Road and turn left into Hardwick Mount. Follow the road around as it becomes Hardwick Square East and at the junction, turn left into Silverlands. The property can be seen after a short while on the left hand side on the corner of Holker Road and Silverlands.

GROUND FLOOR

Entrance Vestibule

Ceiling coving, glazed door and frosted glazed windows to entrance hall. Frosted and leaded double glazed entrance door with double glazed window above.

Entrance Hall

Ceiling coving, plate rack, wooden floor, single radiator and staircase to first floor with spindled handrail.

Lounge

14'9" x 14' (4.50m x 4.27m)

Plus recess. Measured into bay. Featuring a fireplace and hearth with wooden mantle over. Picture rail, double radiator, wooden flooring and opening to Sitting Room. uPVC double glazed bay window to front and uPVC double glazed window to side.

Sitting Room

12'11" x 11'1" (3.94m x 3.38m)

Ceiling coving, wooden floor, double radiator and uPVC double glazed window to side.

Dining Room

14' x 10'8" (4.27m x 3.25m)

Featuring a decorative fireplace with hearth and with a brick and tiled recess. Wooden floor, double radiator and two uPVC double glazed windows to side. Door to stairs to lower ground floor.

Kitchen

13'11" x 9'9" (4.24m x 2.97m)

Fitted with a range of base and wall mounted cupboards white white gloss doors and wood effect work surfaces which incorporate a stainless steel single drainer sink unit with mixer tap. Breakfast bar/island, under cupboard lighting, ceiling coving and double radiator. Built in Lamona oven and grill, Lamona four ring gas hob and extractor. Plumbing for washing machine and plumbing for dishwasher. Under counter space for freezer and refrigerator. uPVC double glazed window to side.

Boot Room

Single radiator and door to rear with double glazed window above.

Cloakroom

Fitted with a white low level wc and vanity wash basin with mixer tap, tiled splashback and cupboard under. Part wooden tongue and groove clad walls, wall mounted heater and uPVC double glazed frosted window to rear.

LOWER GROUND FLOOR

Hall

Cellar One

12' x 11'3" (3.66m x 3.43m)

Fitted benches, light and power.

Cellar Two

13'10" x 8'7" (4.22m x 2.62m)

With light and power.

FIRST FLOOR

Half Landing

Wooden floor, stairs to landing and single radiator.

Bedroom Three/Study

10'11" x 10'6" (3.33m x 3.20m)

Double radiator, wooden floor and uPVC double glazed window to side.

Bathroom

9'10" x 8'3" (3.00m x 2.51m)

Fitted with a suite comprising panel bath, vanity wash basin with cupboard under and a glazed cubicle with shower. Wooden floor, single radiator, storage cupboards and cupboard housing Alpha boiler. uPVC double glazed frosted window to side with tiled sill.

Separate Wc

White low level wc, uPVC frosted double glazed window to rear and partial wooden tongue and groove clad walls.

Landing

Stairs to second floor, ceiling coving, wooden floor, single radiator and uPVC double glazed window to front.

Bedroom One

14'8" x 14' (4.47m x 4.27m)

Measured into bay. Plus recess. Wooden floor, ceiling coving, two double radiators, uPVC double glazed bay window to front and uPVC double glazed window to side.

Bedroom Two

12'11" x 11'1" (3.94m x 3.38m)

Plus recess. Picture rail, wooden floor, double radiator and uPVC double glazed window to side.

SECOND FLOOR

Half Landing

Loft access and wooden floor.

Bedroom Six

10'10" x 10'7" (3.30m x 3.23m)

Plus recess. Wooden floor, single radiator and uPVC double glazed window to side.

Bathroom

13'11" x 9'11" (4.24m x 3.02m)

With part tiled walls and tiled floor. Fitted with a white suite comprising bath with claw feet and mixer tap, twin vanity wash basins with mixer taps and cupboards under and low level wc. Tiled and glazed cubicle

with shower. Double radiator, extractor, illuminated mirror and uPVC double glazed window to rear with views across the town towards Corbar Woods.

Landing

Wooden floor, single radiator and uPVC double glazed window to front.

Bedroom Four

14'1" x 11'6" (4.29m x 3.51m)

Plus recess. Wooden floor, single radiator and uPVC double glazed window to side.

Bedroom Five

13'1" x 11'1" (3.99m x 3.38m)

Wooden floor, single radiator and uPVC double glazed window to side.

OUTSIDE

Garden and Parking

At the front of the property is a pathway and a garden which leads around to the side with lawns with flowerbeds, plants and trees. At the side there is an enclosed lawn and to the rear is a block paved driveway with a raised garden area and timber shed. There is also security lighting.



Road Map



Hybrid Map



Terrain Map



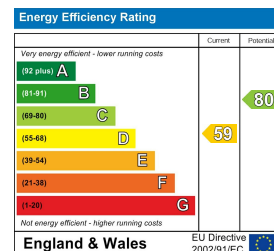
Floor Plans



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.

Energy Efficiency Graph



Important Notice

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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@jonmellor.co.uk <https://www.jonmellor.co.uk>