



131 Tongue Lane

Buxton, SK17 7LL

£235,000



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**** PRICE REDUCED FOR QUICK SALE - VIEWING HIGHLY RECOMMENDED **** Constructed circa 2018 and still under Builder's warranty. A delightful four bedroom, two bathroom townhouse property, bordering open countryside. Fitted throughout to an excellent standard, with high quality fittings and benefitting from two off road parking spaces to the front and with a private enclosed rear garden with flagged patio and artificial lawn. Viewing is highly recommended.

DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and travel straight across the next roundabout and turn left at the following two roundabouts. Continue up Fairfield Road and turn right into Queens Road, following the road around to the left to continue along Queens Road. Follow the road around to the right as it becomes Tongue Lane and continue along this road for a while where The Garden House Farm Development can be found at the end on the right hand side. Our For Sale board has been erected for ease of identification.

GROUND FLOOR

Entrance Hall

With wood effect laminate flooring, single radiator and stairs to first floor.

Dining Kitchen

19'9" x 11'2" (6.02m x 3.40m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with splashbacks. With integrated fridge/freezer,

integrated dishwasher, and space and plumbing for a washing machine. With central breakfast bar/island with integrated four ring induction hob with stainless steel extractor over. Dining area with picture window looking to the front of the property and countryside beyond.

Cloakroom

With low level W.C., wall mounted wash hand basin, and stainless steel heated towel rail.

Lounge

14'4" x 12'2" (4.37m x 3.71m)

With stone effect electric fire, fire place surround and mantel over. T.V. aerial point, single radiator, and uPVC sealed unit double glazed window and French doors leading out to the patio and garden beyond.

LANDING

Single radiator, and stairs to second floor.

Storage Cupboard

With Ideal wall mounted boiler.

Bedroom One

14'5" x 12'7" narrowing to 9'1" (4.39m x 3.84m narrowing to 2.77m)

With large uPVC sealed unit double glazed picture window looking to the front of the property and countryside beyond, uPVC and double radiator.

Ensuite Shower Room

Fitted with a fully tiled and glazed shower cubicle and shower, low level W.C., and vanity wash hand basin. With tiled flooring and heated towel rail.

Bedroom Two

14'5" x 10'3" (4.39m x 3.12m)

With uPVC sealed unit double glazed window to outside. Single radiator.

Bathroom

Fitted with an excellent quality suite, comprising of panelled bath with mixer shower over and shower screen, wall mounted wash hand basin, and low level W.C. Heated towel rail.

SECOND FLOOR

Landing

Bedroom Three

14'5" x 12'8" narrowing to (9'0" x 7'11") (4.39m x 3.86m narrowing to (2.74m x 2.41m))

Velux sealed unit double glazed window and single radiator.

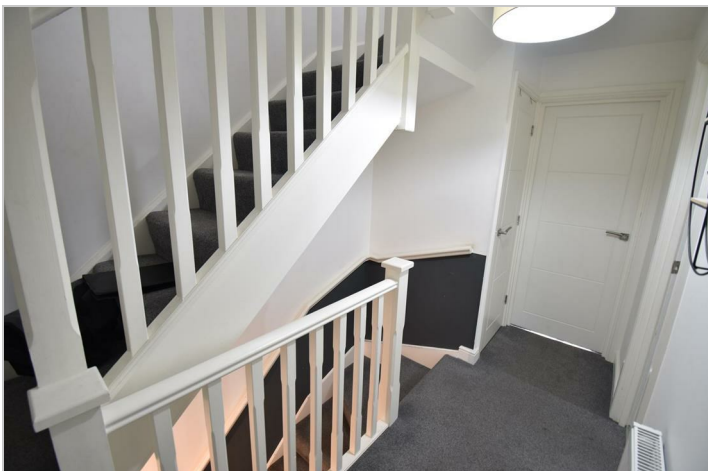
Bedroom Four

14'5" x 6'7" (4.39m x 2.01m)

With Velux sealed unit double glazed window and single radiator.

OUTSIDE

To the front of the property there is a blocked paved driveway with off road parking for two vehicles. The rear garden has a good sized patio area and artificial grass area.



Road Map



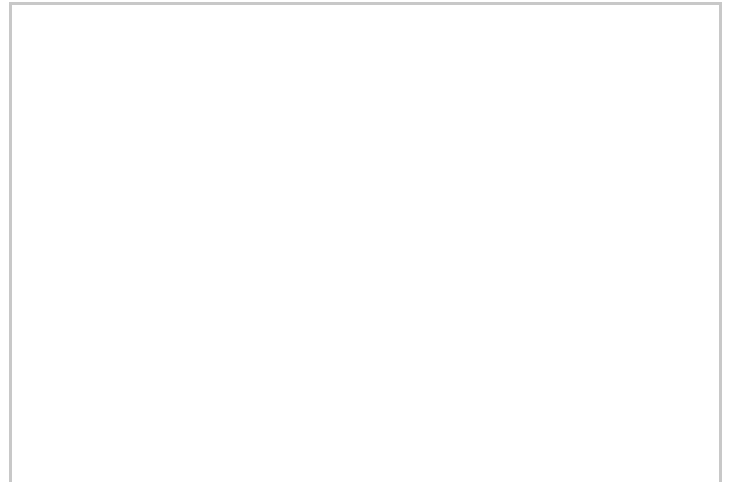
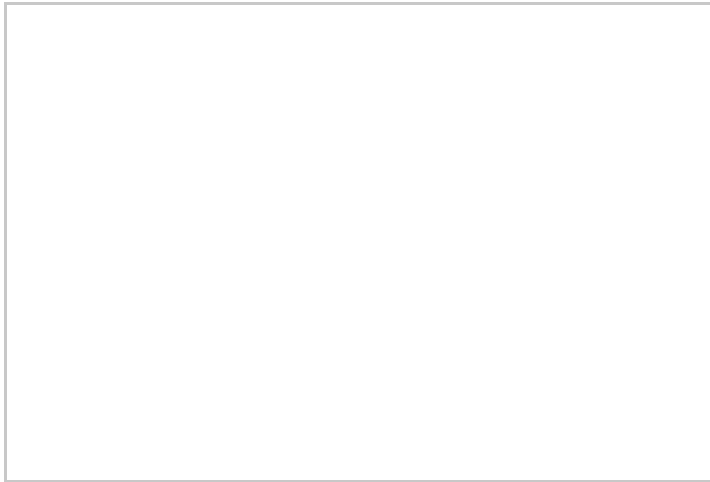
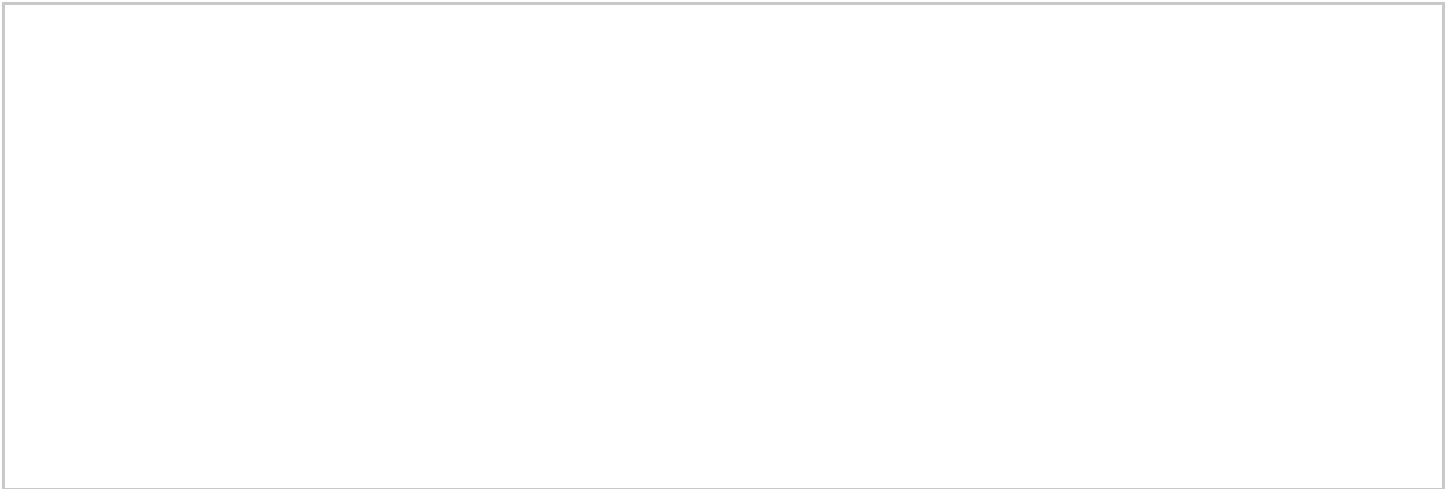
Hybrid Map



Terrain Map



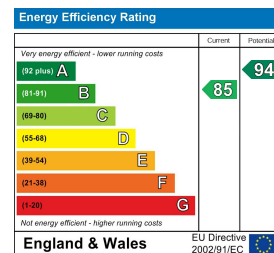
Floor Plans



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



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