



## Listerholme, 7 Lismore Road

Buxton, SK17 9AZ

£699,950

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We are delighted to offer for sale this substantial six bedroom, two reception, two bathroom family home. Situated in an excellent plot in the highly desirable residential location of Lismore Road. The property benefits from generous accommodation throughout, with a spacious entrance hall, fully fitted dining kitchen with integrated appliances, a further family room and five well proportioned bedrooms and a luxury bathroom on the first floor. There is a separate W.C. and stairs leading to the sixth bedroom with an en-suite bathroom. From the dining/kitchen the bi-fold doors lead out onto a very generous lawned garden with patio areas, pathways, mature trees, shrubs and flower gardens etc. Without question it is to be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office turn right and bear left at the Spring Gardens roundabout onto Manchester Road. Take the third left hand turning onto St Johns Road then first left onto Burlington Road. Proceed along Burlington Road, Number 7 can be seen on the left hand side.

## GROUND FLOOR

### Entrance Porch

With tiled floor.

### Entrance Hall

13'10" x 12'8" (4.22m x 3.86m)

With Victorian style radiator, stairs to first floor and under stairs storage cupboard.

### Dining/Kitchen

19'11" x 12'10" (6.07m x 3.91m)

Fitted with an excellent quality range of base and eye level units with granite work surfaces, incorporating a Belfast sink unit with splash backs. With integrated five ring range cooker, breakfast bar, four ring gas hob and integrated dishwasher. With built in wine cooler, four sealed unit double glazed windows to outside, two Velux loft windows and sealed unit double glazed bifold doors leading out to the patio and gardens beyond. Space for a fridge/freezer.

### Side Porch

14'0" x 6'10" narrowing to 2'11" (4.27m x 2.08m narrowing to 0.89m)

With quarry tiled flooring, door to kitchen, door to utility, and door to outside. Good sized built in storage/cloaks cupboard.

### Utility

9'5" x 6'2" (2.87m x 1.88m)

With single radiator, wood effect flooring, pedestal washbasin, space and plumbing for a washing machine, space for a tumble dryer, and leaded window to front.

### Cloakroom

With low level W.C., window to outside and wall mounted Worcester combination boiler.

### Sitting Room/Family Room

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

With wood effect laminate flooring, double radiator and secondary double glazed windows looking out to the rear garden. With a feature stone fireplace, open grate, tiled inset and mantelpiece over.

### Lounge

28'9" x 12'0" (8.76m x 3.66m)

With a feature stone fireplace surround and mantelpiece over, with stone hearth incorporating a recessed cast iron multifuel stove. With two wall light points, decorative alcoves, leaded window to front and two further leaded windows to side, two windows and a door to rear, leading out to the verandah and gardens beyond. Built in storage cupboards.

## FIRST FLOOR

### Landing

With Victorian style radiator, feature leaded stone mullioned window to front and good sized storage cupboard.

Tel: 01298 24383

#### Bedroom One

18'0" x 12'10" (5.49m x 3.91m)

With double radiator and two secondary glazed windows to outside.

#### Bedroom Two

12'11" x 12'5" (3.94m x 3.78m)

With single radiator, two secondary glazed windows to outside and storage cupboard.

#### Bedroom Three

With secondary glazed window to rear and single radiator.

#### Bedroom Four

13'4" x 11'4" (4.06m x 3.45m)

With single radiator, two secondary glazed windows to outside, pedestal washbasin and feature cast iron fireplace surround with open grate.

#### Bedroom Five

8'5" x 7'2" (2.57m x 2.18m)

With stripped wooden flooring, single radiator and leaded stone mullion window to front.

#### Bathroom

Superbly fitted with tiled flooring throughout, glazed and tiled double shower unit with rainfall shower, oval bath and wall mounted washbasin. Low level W.C., extractor fan, two frosted windows to outside and stainless steel heated towel rail.

#### Cloakroom

With low level W.C. and frosted window to the outside.

#### SECOND FLOOR

#### Inner Hallway from Landing Leading to Bedroom Six

With window to outside and access for eaves storage.

#### Bedroom Six

16'8" x 8'3" (5.08m x 2.51m)

With double radiator, uPVC sealed unit double glazed windows to outside and access for eaves storage.

#### Bathroom

Fitted with a corner bath, shower over, low level W.C., pedestal washbasin and uPVC sealed unit double glazed window to outside.

#### OUTSIDE

To the front of the property there is a lawned garden with tarmac driveway suitable for the off road parking of a number of vehicles. The rear garden is mainly laid to lawn with flagged patio areas, pathway, shrubs, bushes and flowerbeds etc.

#### Detached Double Garage



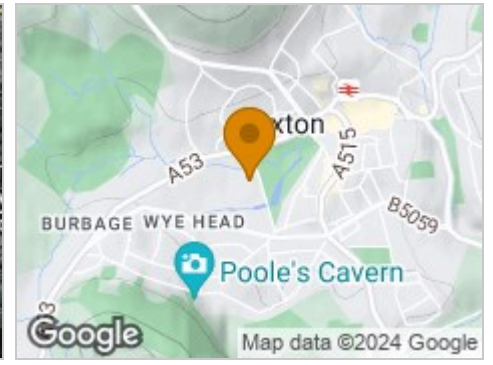
## Road Map



## Hybrid Map



## Terrain Map



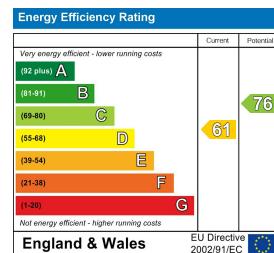
## Floor Plans



## 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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