



55 Bench Road

Buxton, SK17 7PG

£209,950



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An extremely spacious three bedroom family home benefitting from gardens to front and rear and off road parking and overlooking playing fields. With uPVC sealed unit double glazing and combination gas fired central heating and well situated near to local amenities. Viewing is highly recommended for this family property which is offered for sale with no onward chain.

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 into Fairfield Road. Continue up the hill and turn right into Queens Road. Follow the road around to the left and then to the right as it becomes Bench Road. The property can be found after a short while on the right hand side.

GROUND FLOOR

Entrance Porch

With uPVC front entrance door and uPVC sealed unit double glazed windows.

Entrance Hall

10'8" x 6'7" (3.25m x 2.01m)

With stairs to first floor, telephone point and understairs storage cupboard.

Kitchen

9'10" x 9'8" (3.00m x 2.95m)

Fitted with a good quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. Space and fitting for a cooker, space and plumbing

for a washing machine and space and plumbing for a dishwasher. Space for a larger fridge, space for a freezer and uPVC sealed unit double glazed window looking to the rear garden.

Lounge/Dining Room

22'7" x 13'10" (6.88m x 4.22m)

With a stone fireplace with wood mantel over, incorporating a coal effect living flame gas fire, double radiator and uPVC sealed unit double glazed bay window to front. Dining area - with single radiator and double glazed doors leading into the dining room/sun room.

Sun Room

9'10" x 8'6" (3.00m x 2.59m)

With two uPVC sealed unit double glazed windows to outside., double radiator and sliding double glazed patio doors out to the rear garden.

Side Passageway

With uPVC sealed unit double glazed doors to both front and rear.

Cloakroom

With low level W.C., and frosted window to side.

Utility Room

With wall mounted shelving and space for tumble dryer.

FIRST FLOOR

Landing

7'2" x 6'11" (2.18m x 2.11m)

With uPVC sealed unit double glazed window to side. Access to loft which is boarded and has light and power.

Bedroom One

13'5" x 9'11" (4.09m x 3.02m)

With two built in double wardrobes with cupboards over and vanity area. With double radiator and uPVC sealed unit double glazed window with views over the playing fields.

Bedroom Two

11'1" x 10'7" (3.38m x 3.23m)

With four built in double wardrobes with vanity area and chest of drawers, single radiator and uPVC sealed unit double glazed window looking to the rear garden.

Bedroom Three

9'4" x 7'8" (2.84m x 2.34m)

With built in double wardrobe, chest of drawers and vanity area, single radiator, wall mounted shelving and uPVC sealed unit double glazed window with views across the playing fields.

Shower Room

6'10" x 5'5" (2.08m x 1.65m)

Fully tiled throughout and fitted with a fully tiled and glazed double shower unit and shower, low level W.C., and pedestal wash hand basin. With single

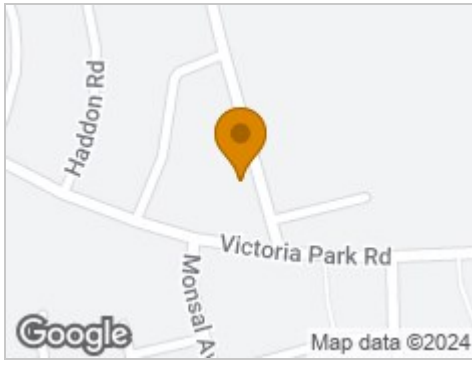
radiator and frosted uPVC sealed unit double glazed window to outside.

OUTSIDE

To the front of the property there is a lawned garden with mature flower beds, flagged pathway and off road parking for a vehicle. The garden is mainly laid to lawn with flagged patio areas, pathways and mature borders and storage shed.



Road Map



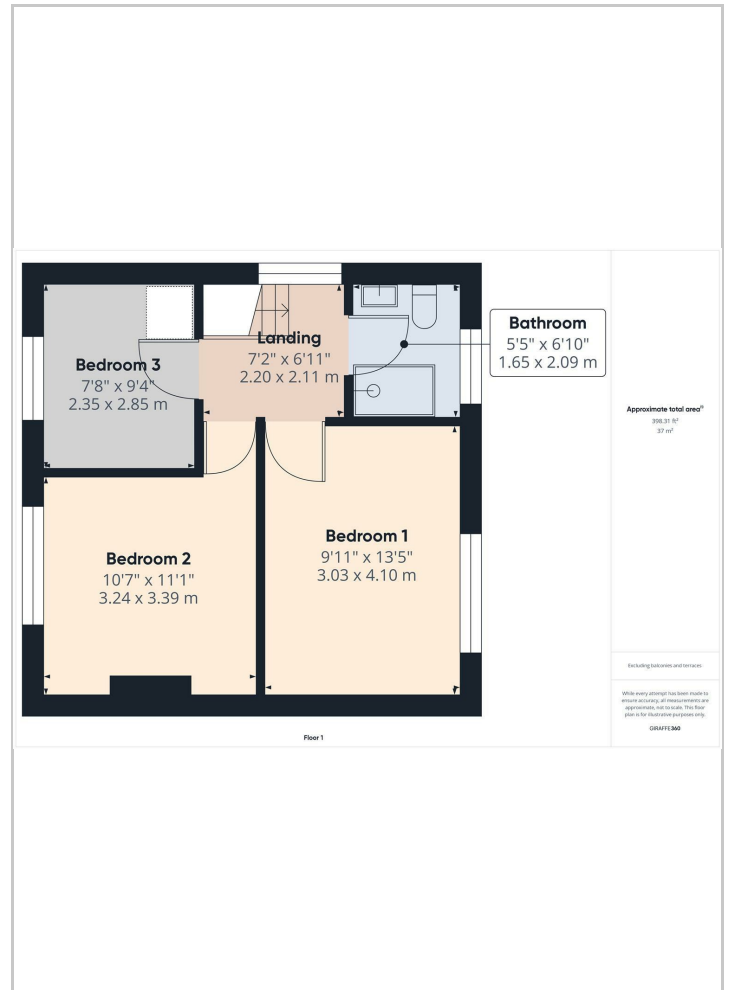
Hybrid Map



Terrain Map



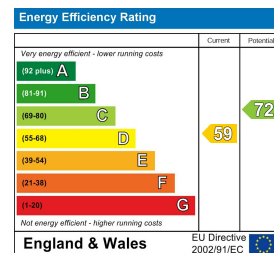
Floor Plans



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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