



## 28 Lansdowne Road

Buxton, SK17 6RR

£550,000

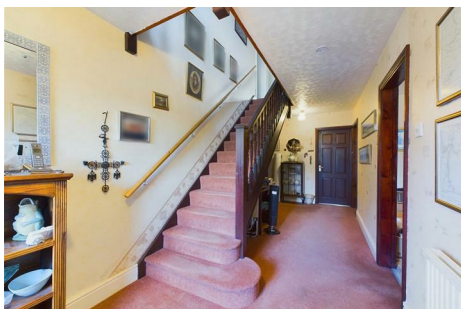




# 28 Lansdowne Road

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Situated on this highly popular residential road, we are delighted to offer this substantial four bedroom, two reception, detached family home with gardens front and rear, with garaging and off road parking. Benefitting from uPVC sealed unit double glazing and gas fired central heating throughout this property offers extensive accommodation with further scope for extension or reconfiguration and should be viewed to be appreciated.

## DIRECTIONS

From our Buxton office turn right and bear right at the roundabout. Turn left into Palace Road and left again into Lascelles Road. Follow the road as it bears to the right and becomes Lansdowne Road. The property can then be found at the bottom of the road on the right hand side.

## GROUND FLOOR

### Entrance Hall

19'11" x 7'4" (6.07m x 2.24m)

With stairs to first floor, double radiator and leaded sealed unit double glazed window to front.

### Cloakroom

9'7" x 3'0" (2.92m x 0.91m)

With low level W.C., wall mounted wash hand basin, single radiator and frosted uPVC sealed unit double glazed window.

### Lounge

19'10" x 17'5" (6.05m x 5.31m)

With a feature decorative stone fireplace surround and mantel over, incorporating a cast iron fireplace with open grate. (Constructed as a working fireplace and chimney but has not been in regular recent

use.) With marbled hearth, two wall light points, two double radiators, T.V., aerial point and uPVC sealed unit double glazed window to front.

### Sitting Room

18'9" x 14'1" (5.72m x 4.29m)

With two double radiators, T.V., aerial point and uPVC sealed unit double glazed sliding patio doors out to the rear garden.

### Dining/Kitchen

15'8" x 12'11" (4.78m x 3.94m)

Fitted with a range of wooden base and eye level units and working surfaces, incorporating one and a half bowl stainless steel single drainer sink unit with tiled splashback. With integrated five ring gas hob, integrated oven and space and plumbing for a dishwasher. With double radiator, tiled flooring throughout and uPVC sealed unit double glazed window to rear garden and frosted sealed unit double glazed door to outside. Appliances are available by separate negotiation or can be removed if required.

### Utility Room

15'5" x 7' (4.70m x 2.13m)

With tiled flooring throughout and fitted with a range of base level units and working surfaces incorporating a stainless steel single drainer sink unit. With space and plumbing for a washing machine, space for chest freezer, space for a fridge/freezer and uPVC sealed unit double glazed to rear. With wall mounted Baxi boiler.

## FIRST FLOOR

### Landing

With uPVC sealed unit double glazed window to front, double radiator and loft access. Wall light point.

### Bedroom One

20'1" x 17'4" (6.12m x 5.28m)

Fitted with a range of floor to ceiling wardrobes and cupboards etc. Single radiator, double radiator and uPVC sealed unit double glazed window to front. With further chest of drawers and vanity area.

### Bedroom Two

18'9" x 17'4" (5.72m x 5.28m)

With double radiator, uPVC sealed unit double glazed window to rear.

### Bedroom Three

15'8" x 17'4" (4.78m x 5.28m)

With two built in floor to ceiling double wardrobes and cupboards with side cabinets, single radiator and uPVC sealed unit double glazed window to rear.

### Bedroom Four

16'5" x 9'7" (5.00m x 2.92m)

With built in double wardrobe, single radiator, uPVC sealed unit double glazed window to outside and built in chest of drawers with study area.

### Bathroom

12'8" x 10'11" (3.86m x 3.33m)

Fitted with a good quality suite comprising of an oval panelled bath with mixer shower, fully glazed and mermaid board shower unit and shower and low level W.C. With wall mounted wash hand basin, double radiator and frosted uPVC sealed unit double glazed window to rear.

### OUTSIDE

#### Garage

16'9" x 9'8" (5.11m x 2.95m)

With metal up and over door.

#### Gardens

To the front there is a lawned garden with mature borders and stone wall with driveway for off road parking. The rear garden is mainly laid to lawn with patio area and with many mature trees, shrubs, bushes and flowers etc.





## Road Map



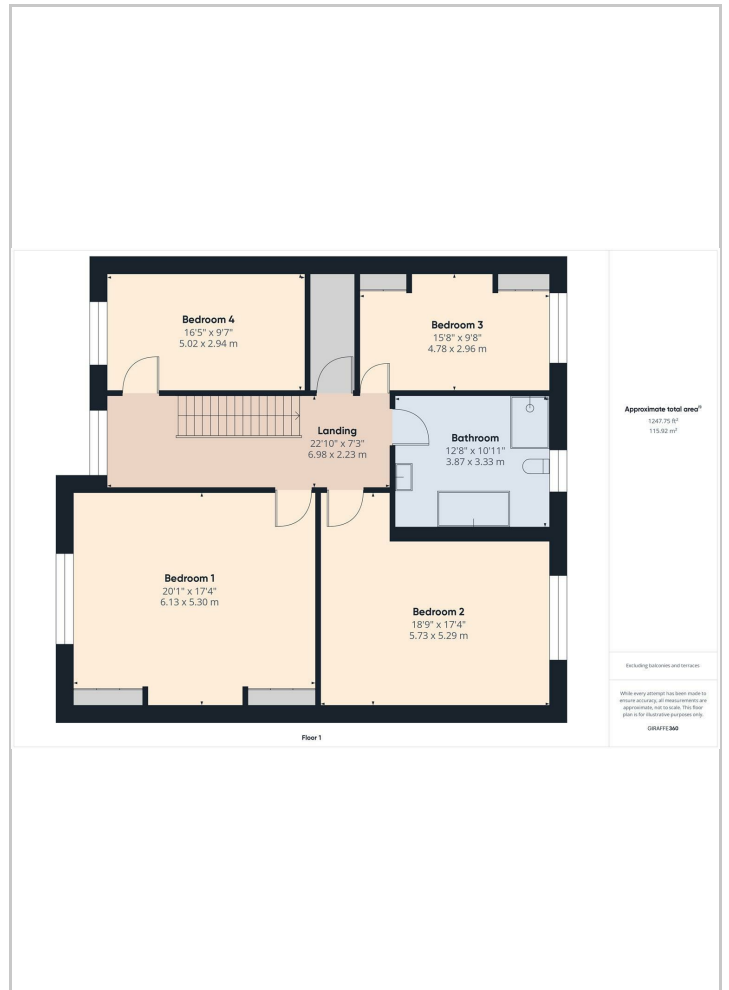
## Hybrid Map



## Terrain Map



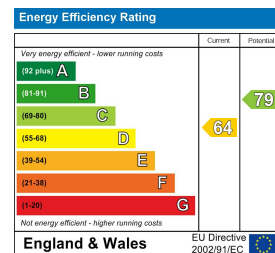
## Floor Plans



## 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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