



63 Cornwall Avenue

Buxton, SK17 7LU

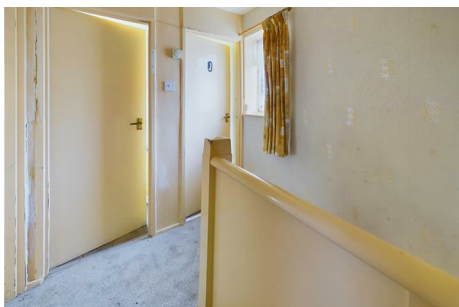
£155,000



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A well situated three bedroom, two reception semi detached property in need of modernisation and upgrading. With uPVC sealed unit double glazing and gas fired central heating. Situated on an excellent plot with gardens front and rear and with a substantial detached garage/workshop. 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. Continue up Fairfield Road and turn right into Queens Road, following the road around to the left and then to the right as it becomes Bench Road. At the end of Bench Road turn left into Victoria Park Road. Proceed along Victoria Park Road and Cornwall Avenue can be seen on the left hand side after a short while. The property can be seen immediately on the right hand side.

GROUND FLOOR

Entrance Hall

12'8" x 5'10" (3.86m x 1.78m)

With wood effect laminate flooring, single radiator uPVC sealed unit double glazed window to side and stairs to first floor.

Kitchen

9'4" x 9'1" (2.84m x 2.77m)

Fitted with a range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel sink unit with tiled splash backs. With integrated stainless steel oven, four ring gas hob and integrated fridge/freezer. Space and

plumbing for washing machine, uPVC sealed unit double glazed window to rear and uPVC door to outside. Opening through into dining room.

Dining Room

9'1" x 8'11" (2.77m x 2.72m)

With wood effect laminate flooring, single radiator and uPVC sealed unit double glazed window to rear.

Lounge

12'9" x 12'4" (3.89m x 3.76m)

With coal effect living flame gas fire with decorative fireplace surround and tiled hearth with back boiler. With double radiator and uPVC sealed unit double glazed window to front.

FIRST FLOOR

Landing

8'2" x 5'9" (2.49m x 1.75m)

With uPVC sealed unit double glazed window to side and airing cupboard with tank and shelving.

Bedroom One

11'4" x 10'3" (3.45m x 3.12m)

With single radiator, built in double wardrobe and uPVC sealed unit double glazed window looking to front.

Bedroom Two

10'2" x 9'8" (3.10m x 2.95m)

With single radiator and uPVC sealed unit double glazed window looking to the rear garden.

Bedroom Three

8'1" x 7'11" (2.46m x 2.41m)

With single radiator and uPVC sealed unit double glazed window looking to the front.

Bathroom

5'6" x 5'3" (1.68m x 1.60m)

Fitted with a panelled bath with shower over and shower screen, pedestal wash basin and frosted uPVC sealed unit double glazed window to rear.

Cloakroom

5'9" x 2'7" (1.75m x 0.79m)

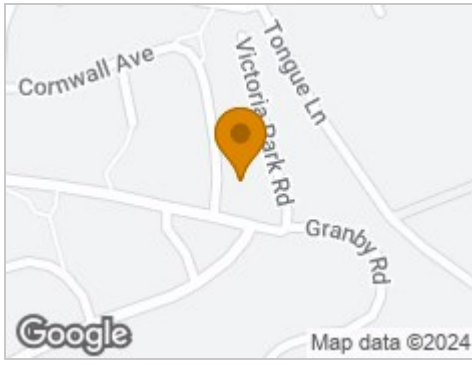
With low level W.C., and uPVC sealed unit double glazed window to side.

OUTSIDE

To the front of the property there is a good sized lawned garden and flagged pathway leading to the side and rear garden. The rear garden is of excellent proportions with lawned areas, pathways, gravelled areas and a substantial detached garage/workshop.



Road Map



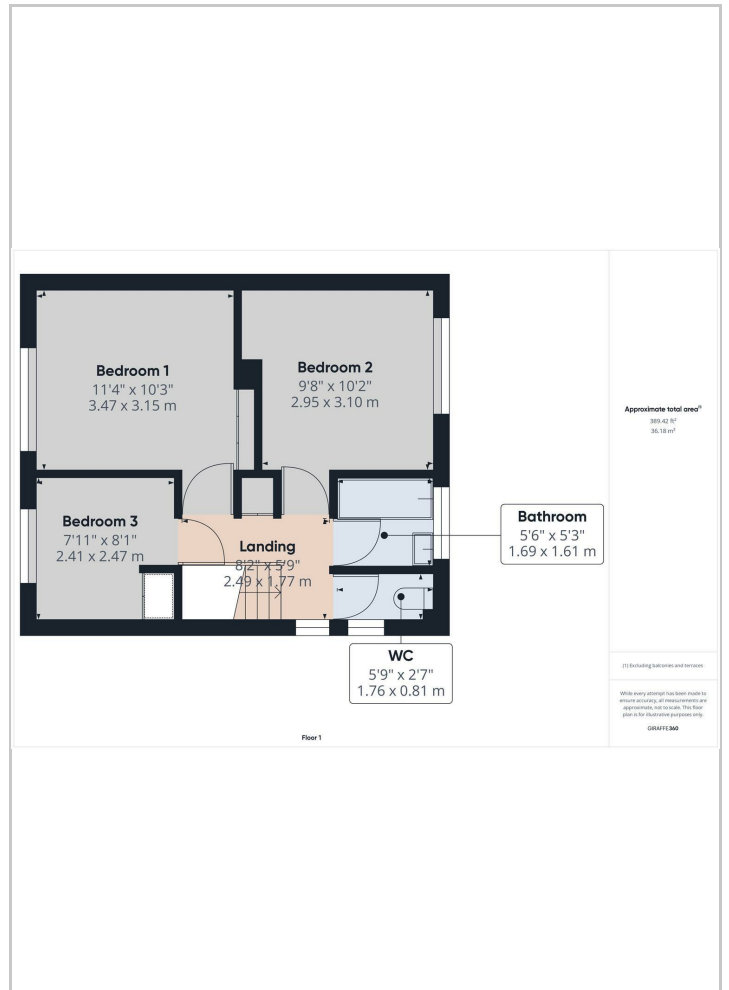
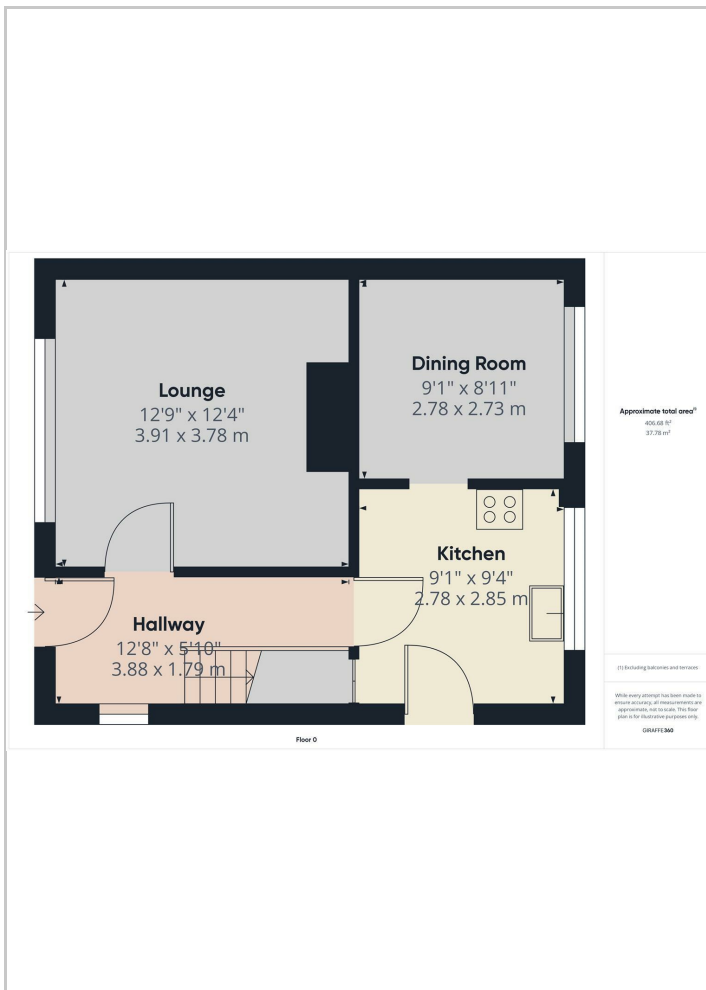
Hybrid Map



Terrain Map



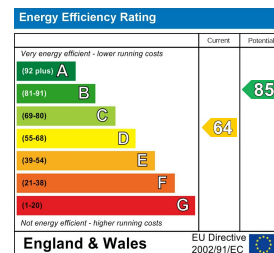
Floor Plans



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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