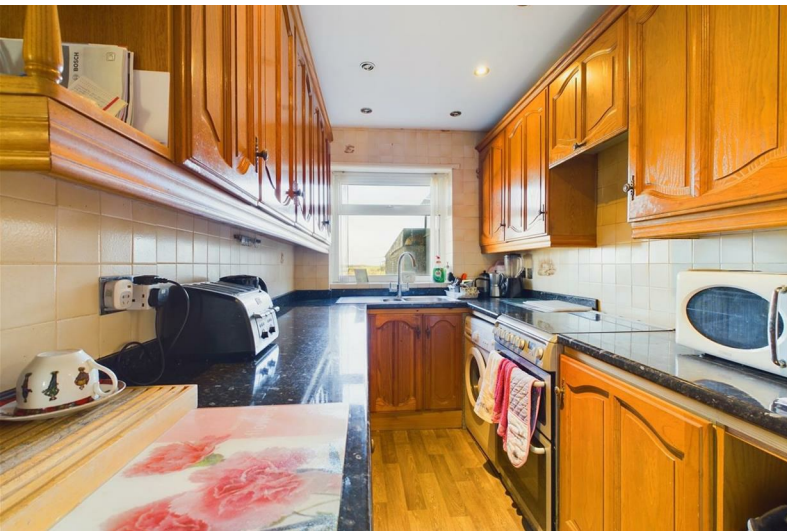




## 172 Brown Edge Road

Buxton, SK17 7AA

£299,950



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Buxton, SK17 7AA

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**\*\* PRICE REDUCED FOR QUICK SALE \*\*** A superbly situated three bedroom two reception semi detached family home with panoramic views to countryside to both the front and rear. Benefitting from uPVC sealed unit double glazing and gas fired central heating throughout. With a substantial garage/workshop with light and power and off road driveway parking for a number of vehicles.

## DIRECTIONS

From our Buxton office bear right and right at the roundabout. Take the first left hand turning onto Palace Road and take the first left hand turning onto Lascelles Road. Continue along Lascelles Road following the road to the right when it becomes Lansdowne Road. At the junction with Lightwood Road proceed straight ahead onto Brown Edge Road. Continue along Brown Edge Road for a while and No. 172 will be seen on the right hand side where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Porch

5'4" x 5'6" (1.63m x 1.68m)

With uPVC sealed unit double glazed window to front and uPVC door.

### Cloakroom

With low level W.C., pedestal wash hand basin and single radiator.

### Lounge

17'1" x 10'5" (5.21m x 3.18m)

With coal effect living flame gas fire with decorative fireplace surround and mantel over, single radiator and uPVC sealed unit double glazed window to front. Door to stairs.

### Dining Room

13'7" x 11'7" (4.14m x 3.53m)

With wall mounted gas fire(disconnected), single radiator and uPVC sealed unit double glazed window to rear with panoramic views to the countryside.

### Kitchen

11'8" x 6'4" (3.56m x 1.93m)

Fitted with a wooden range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit and tiled splashbacks. With space and plumbing for a washing machine and walk in pantry with shelving. With uPVC sealed unit double glazed window to rear and uPVC sealed unit double glazed door leading to the garage/workshop.

## FIRST FLOOR

### Landing

4'4" x 3'9" (1.32m x 1.14m)

With uPVC sealed unit double glazed window to side.

### Bedroom One

12'7" x 1'9" (3.84m x 0.53m)

With single radiator and uPVC sealed unit double glazed window to front with panoramic views to open countryside.

### Bedroom Two

11'10" x 12'6" (3.61m x 3.81m)

With single radiator and uPVC sealed unit double glazed window to the rear with panoramic views to the open countryside.

### Bedroom Three

10'5" x 7'7" (3.18m x 2.31m)

With single radiator and uPVC sealed unit double glazed window with panoramic views to the open countryside.

### Bathroom

7'6" x 6'3" (2.29m x 1.91m)

Fully tiled and fitted with a panelled bath with shower over, low level W.C., and pedestal wash hand basin. With double radiator and frosted uPVC sealed unit double glazed window.

### OUTSIDE

#### Garage/Workshop

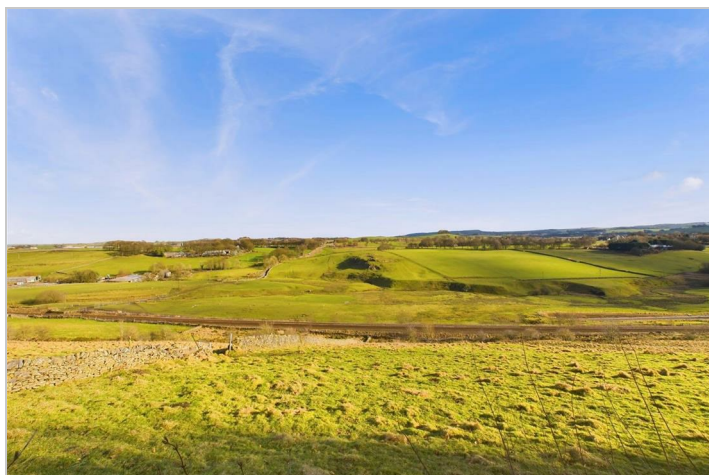
45'1" x 10'1" (13.74m x 3.07m)

Light and power, door to front and door to rear garden. Enclosed carport with parking for two vehicles.

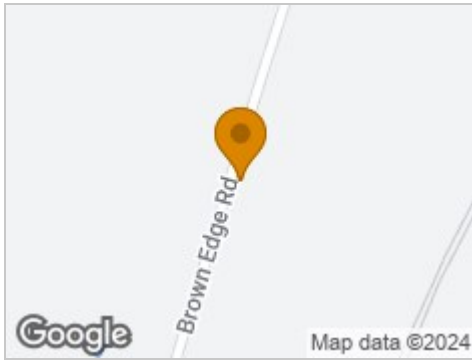
#### Garden

At the front of the property is a driveway suitable for the off road parking of several vehicles, bordered by trees. The rear garden has a decked area with verandah over, flagged pathways, gravelled areas

and lawn. With a summer house, two storage sheds, greenhouse and substantial vegetable garden.



## Road Map



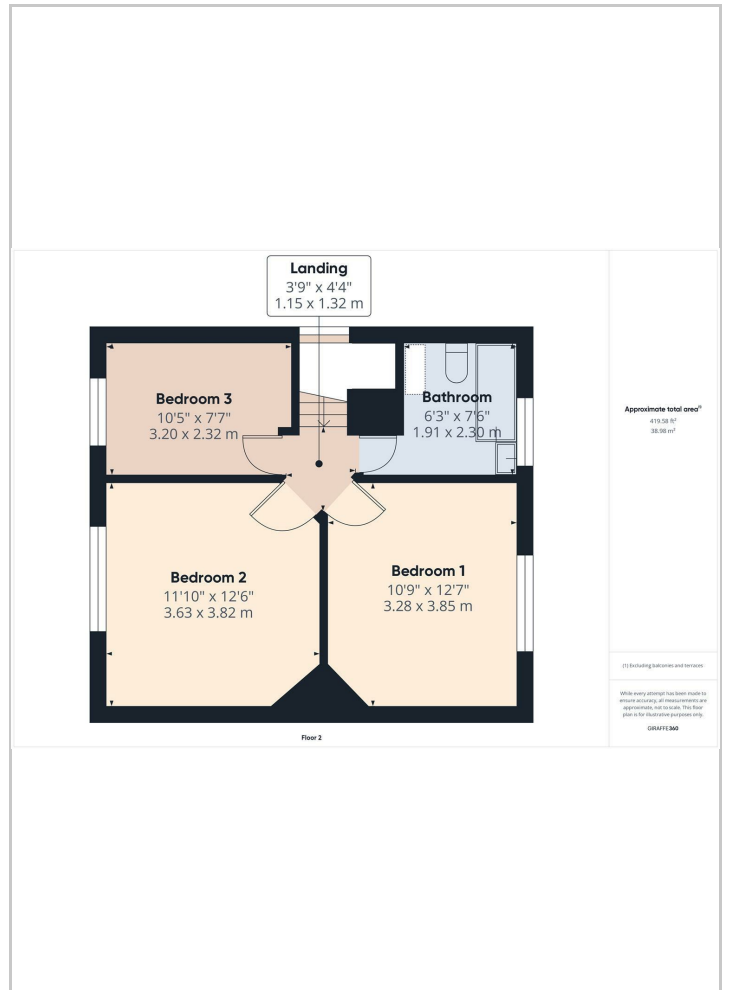
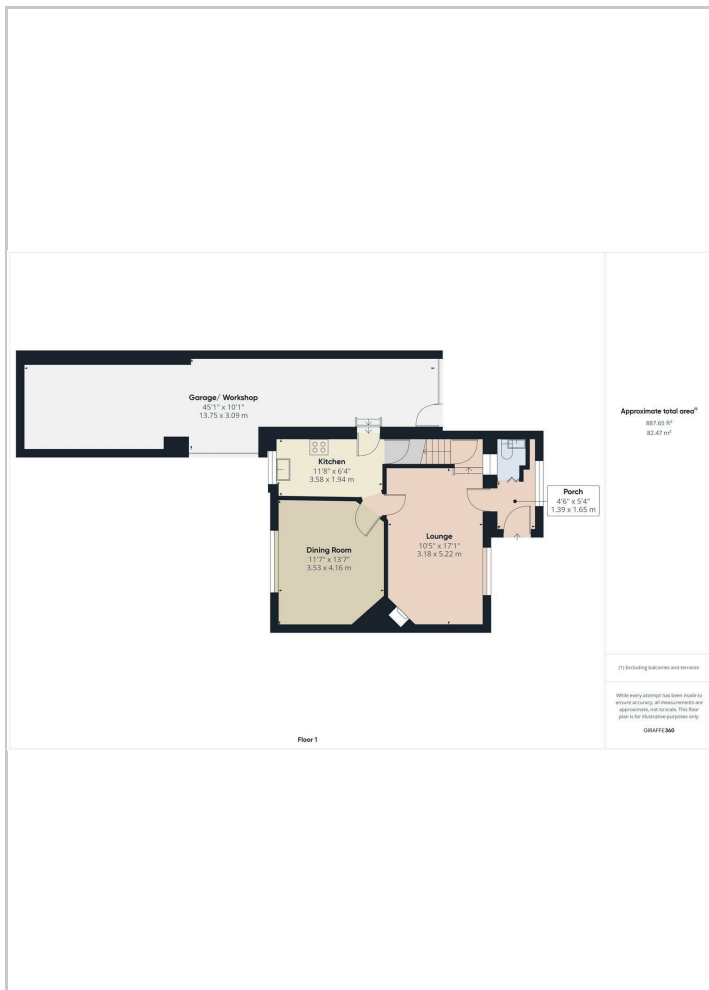
## Hybrid Map



## Terrain Map



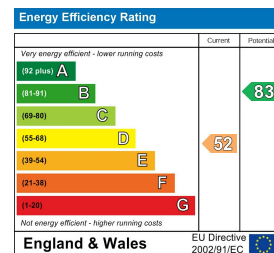
## Floor Plans



## 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

Jon Mellor & Company, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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