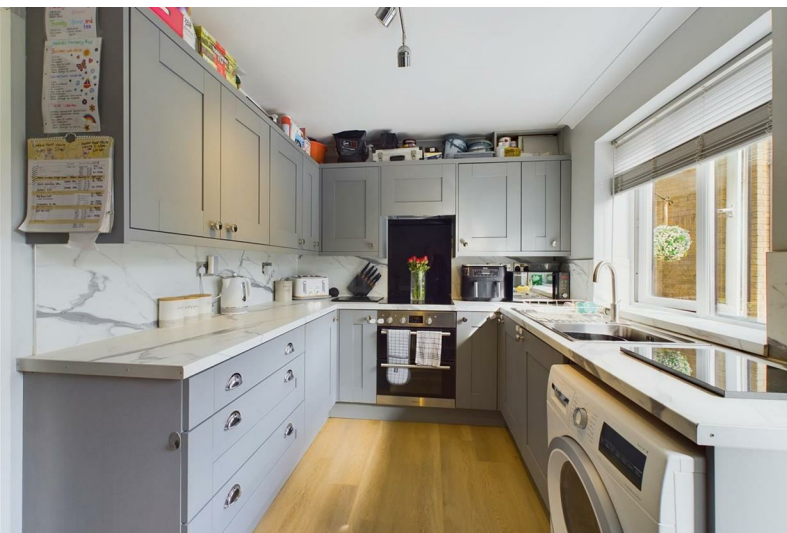




## 4 Albert Court

Buxton, SK17 9EG

£159,950



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Buxton, SK17 9EG

£159,950



Renovated and upgraded within recent years, we are delighted to offer for sale this superbly presented two bedroom mews property with allocated off road parking. With excellent quality fittings throughout and benefitting from uPVC sealed unit double glazing and electric heating. Ideal for investment purchasers or first time buyers alike, a viewing is highly recommended.

## Directions:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. Proceed straight through the traffic lights into London Road and after a short while, turn left into Heath Grove. Turn immediately right into Albert Court and number 4 will be found on the right hand side.

## Dining Kitchen

8'0" x 12'10" (2.44m x 3.91m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with splash backs. With integrated stainless steel oven with four ring ceramic hob and extractor fan over, space and plumbing for a washing machine and space for a fridge freezer. With uPVC sealed unit double glazed window and uPVC sealed unit double glazed frosted door to rear.

## Lounge

11'9" x 13'0" (3.58m x 3.96m)

With newly fitted uPVC door to front, uPVC sealed unit double glazed window to front, stairs to first floor, TV aerial point and electric wall mounted radiator. Under stairs storage cupboard.

## First Floor

### Landing

With loft access.

### Bedroom One

9'11" x 9'10" (3.02m x 3.00m)

With uPVC sealed unit double glazed window to front and a built-in mirror fronted double wardrobe.

### Bedroom Two

9'10" x 6'3" (3.00m x 1.91m)

With uPVC sealed unit double glazed window to rear and Creda wall mounted electric heater.

### Bathroom

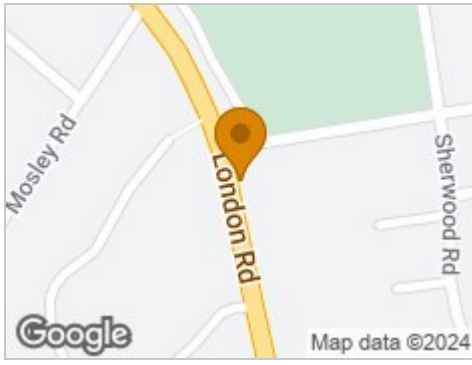
Fitted with an excellent quality suite comprising of a panelled bath with shower over, low-level w.c. and pedestal washbasin. Frosted uPVC sealed unit double glazed window to rear, wall mounted electric fan heater and majority tiled throughout.

## OUTSIDE

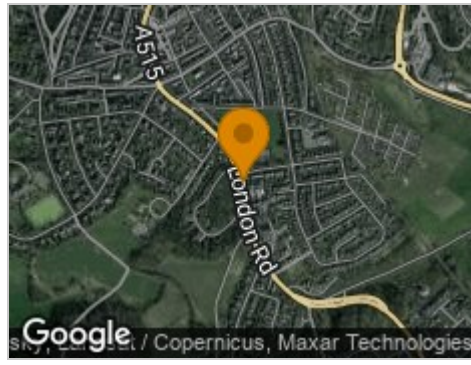
To the rear of the property there is an allocated off road parking space in the courtyard.



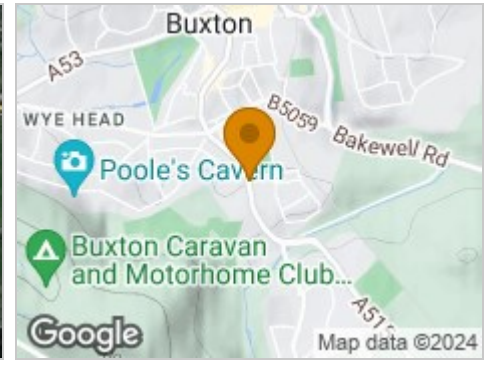
## Road Map



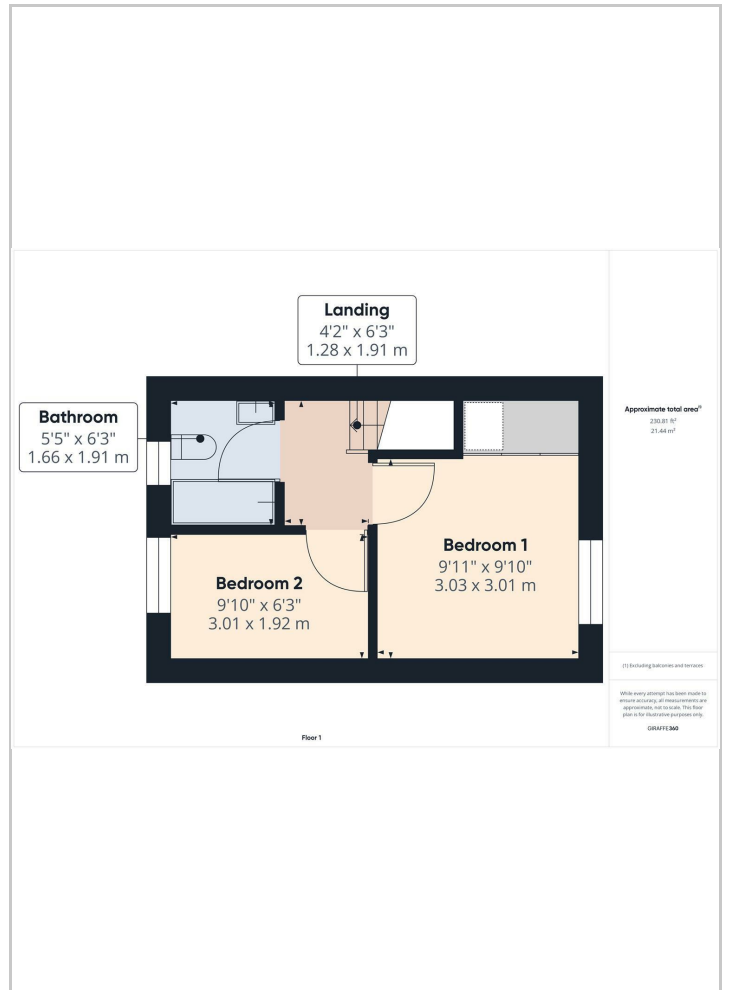
## Hybrid Map



## Terrain Map



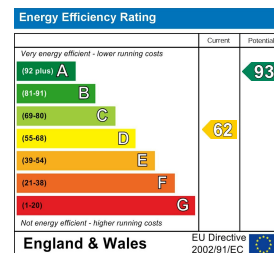
## Floor Plans



## 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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