



3 The Old Tennis Courts Lascelles Road

Buxton, SK17 6RT

£479,950



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A rare opportunity to acquire this spacious detached family home in a highly popular residential location. Offering three bedroom, two bathroom, accommodation with two reception rooms and benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. Externally there are gardens, driveway parking and a detached garage. Situated on a cul de sac, this superbly presented family home should be viewed to be fully appreciated.

DIRECTIONS

From our Buxton office turn right and bear right at the roundabout. Turn left into Palace Road and turn left again into Lascelles Road. Proceed to the top of Lascelles Road then turn left into the Tennis Courts. Follow the road as it bears around to the left and Number 3 will be seen on the right hand side.

GROUND FLOOR

Entrance Hall

14'7" x 2'11" (4.45m x 0.89m)

With single radiator, stairs to first floor, built in storage cupboard and ceiling coving and ceiling rose.

Cloakroom

7'6" x 2'9" (2.29m x 0.84m)

Fitted with a low level W.C., pedestal wash basin and frosted uPVC sealed unit double glazed window to front. Single radiator.

Lounge

14'6" (into bay) x 13'1" (4.42m (into bay) x 3.99m)

With a feature coal effect living flame gas fire with decorative wooden fireplace surround and mantel over, three double radiators, two frosted uPVC

sealed unit double glazed windows to side, T.V. aerial point and uPVC sealed unit double glazed bay window to front. With ceiling coving and two ceiling roses.

Dining Room

12'3" x 10'11" (3.73m x 3.33m)

With understairs storage cupboard, floor to ceiling uPVC sealed unit double glazed windows and uPVC sealed unit double glazed door to outside. With coving and ceiling rose.

Kitchen

10'3" x 10'1" (3.12m x 3.07m)

Fitted with an excellent quality range of wooden base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated Neff oven and grill, four ring gas hob with extractor over and integrated fridge/freezer. With uPVC sealed unit double glazed window to rear and frosted sealed unit double glazed door to outside.

Utility Room

5'10" x 4'9" (1.78m x 1.45m)

With base units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With space and plumbing for a washing machine, uPVC sealed unit double glazed window to side and wall mounted combination central heating and hot water boiler.

FIRST FLOOR

Landing

12'0" x 6'5" (3.66m x 1.96m)

Airing cupboard with shelving and radiator, single

radiator and uPVC sealed unit double glazed window to side.

Bedroom One

15'4" x 13'2" (4.67m x 4.01m)

With two single radiators, two uPVC sealed unit double glazed windows to front, ceiling rose and cornice.

En-Suite Shower Room

7'5" x 5'5" (2.26m x 1.65m)

Fitted with an excellent quality suite comprising a fully tiled and glazed double shower unit and shower, low level W.C., bidet and pedestal wash hand basin. With tiled flooring and fully tiled throughout. Extractor fan, single radiator and frosted uPVC sealed unit double glazed window.

Bedroom Two

13'6" x 10'3" (4.11m x 3.12m)

With single radiator, uPVC sealed unit double glazed window to outside, ceiling rose and ceiling cornice.

Bedroom Three

12'4" x 7'9" (3.76m x 2.36m)

With single radiator, uPVC sealed unit double glazed window and ceiling coving and rose.

Bathroom

10'9" x 4'2" (3.28m x 1.27m)

Fully tiled and fitted with an excellent quality suite, comprising a panelled bath and shower over and shower screen, low level W.C., and pedestal wash hand basin. With tiled flooring and extractor fan. With single radiator and frosted uPVC sealed unit double glazed window.

OUTSIDE

To the front of the property there is a block paved driveway suitable for the off road parking of vehicles. The rear garden is mainly block paved with decorative feature areas and flower beds with mature firs and shrubs etc. There are double gates leading to the front of the garage which is also suitable for the off road parking of a vehicle.

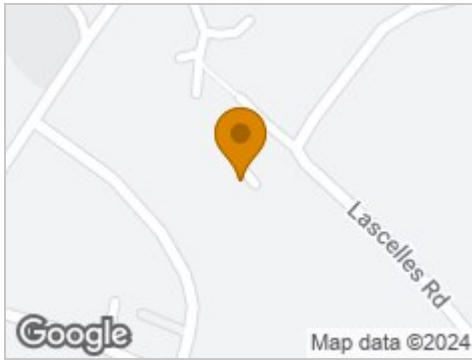
Garage

21'0" x 9'11" (6.40m x 3.02m)

With light and power and remote up and over door.



Road Map



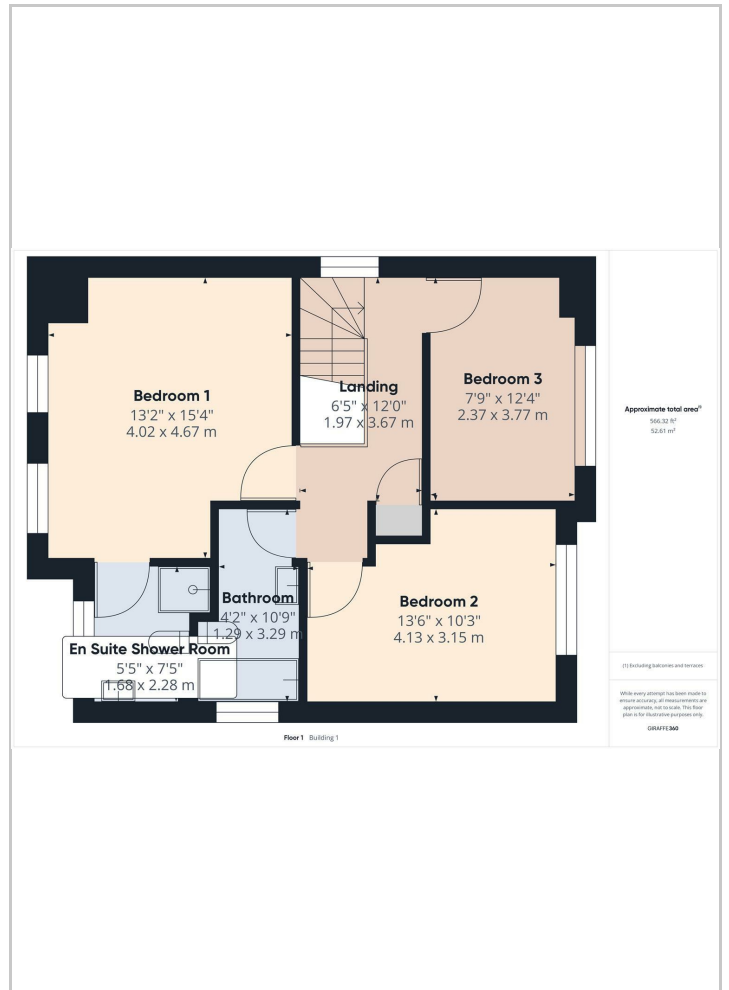
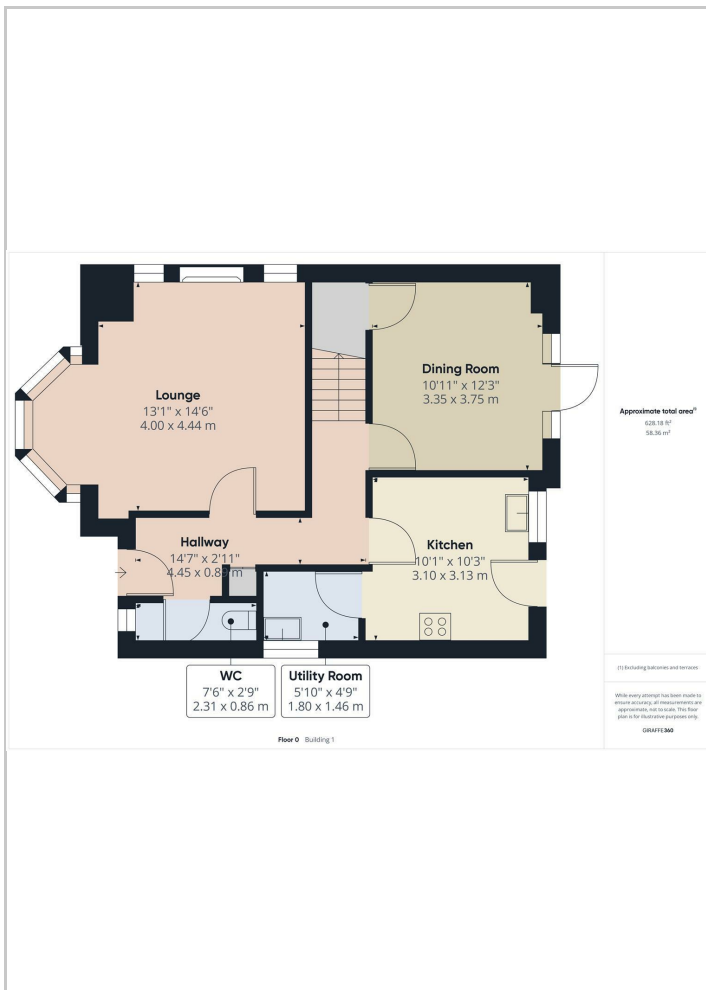
Hybrid Map



Terrain Map



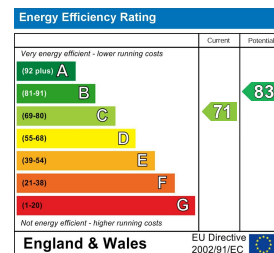
Floor Plans



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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