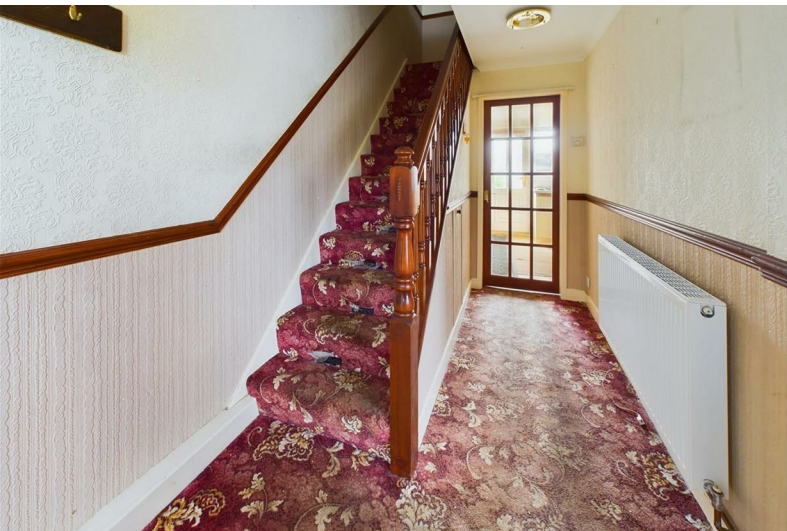




10 Edensor Avenue

Buxton, SK17 7QL

£159,950



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A mid terrace house offering three bedroom accommodation with the benefit of gas central heating and uPVC double glazing. In need of updating and modernisation and offered for sale with no onward chain. With gardens to the front and rear and with a parking space to the rear. Ideal for a first time buyer. Viewing advised.

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 into Fairfield Road. Continue up the hill and turn right into Queens Road. Follow the road around to the left and then to the right as it becomes Bench Road and continue to the end of this road. Turn left into Victoria Park Road and turn right into Elizabeth Avenue. At the end of this road turn left into Chatsworth Road and turn left again into Edensor Avenue. The property can be found on the right hand side where our For Sale board has been erected.

GROUND FLOOR

Entrance Hall

Dado rail, double radiator, stairs to first floor and under stairs cupboard. uPVC double glazed frosted entrance door and uPVC double glazed frosted window to front. Glazed door to kitchen.

Lounge

12'10" x 12'3" (3.91m x 3.73m)

Featuring a decorative fireplace with tiled inset and hearth and a log effect living flame gas fire. Ceiling coving, dado rail, double radiator, two wall light points and television aerial point.

Dining Kitchen

18'9" x 9'1" (5.72m x 2.77m)

Fitted with a range of base and wall mounted cupboards with work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Part tiled walls, built in oven and four ring ceramic hob. Two double radiators, under stairs cupboard, two uPVC double glazed windows to rear and uPVC frosted double glazed door to rear.

FIRST FLOOR

Landing

Loft access, dado rail, spindled handrail and cupboard housing Alpha boiler.

Bathroom

8'4" x 5'7" (2.54m x 1.70m)

Fitted with a suite comprising panel bath with shower over and tiled surround, pedestal wash basin with tiled splashback and low level wc. Double radiator, wooden tongue and groove ceiling and uPVC double glazed frosted window to rear.

Bedroom One

14'2" x 11'10" (4.32m x 3.61m)

Single radiator, vanity wash basin with cupboard under and uPVC double glazed window to front.

Bedroom Two

10'1" x 9'6" (3.07m x 2.90m)

Single radiator and uPVC double glazed window to rear with views across the rooftops towards the surrounding hills.

Bedroom Three

8'1" x 8'1" (2.46m x 2.46m)

Including box over stairway. Window to landing, single radiator and uPVC double glazed window to front.

OUTSIDE

Gardens

At the front of the property is a paved garden with a pathway and a selection of plants and shrubs. There is a shared covered passageway providing access to the rear where there is a paved yard with railings and a gate leading to the parking space. There is also an outside light and outside tap.

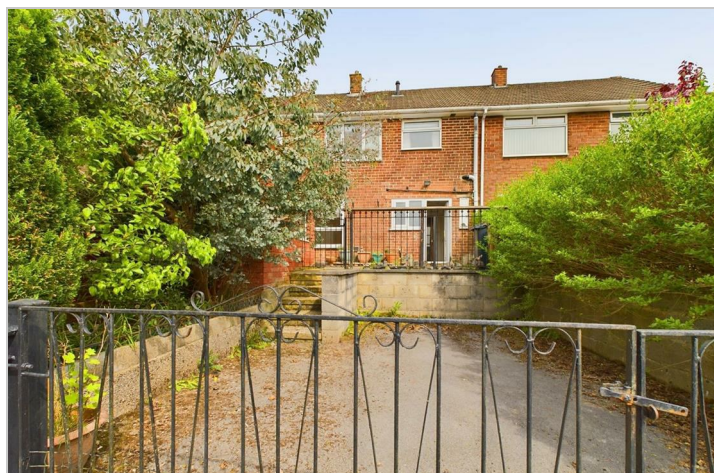
Storage Shed

8'1" x 6'8" (2.46m x 2.03m)

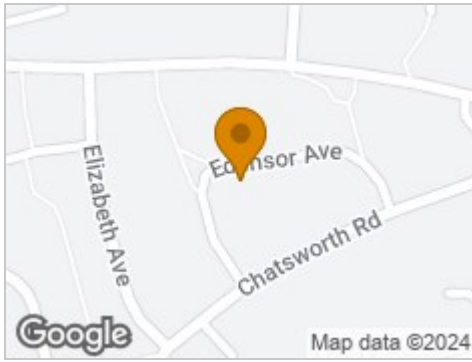
With light and power.

Parking

Beyond the rear garden is a parking space which is accessed at the side of number 12.



Road Map



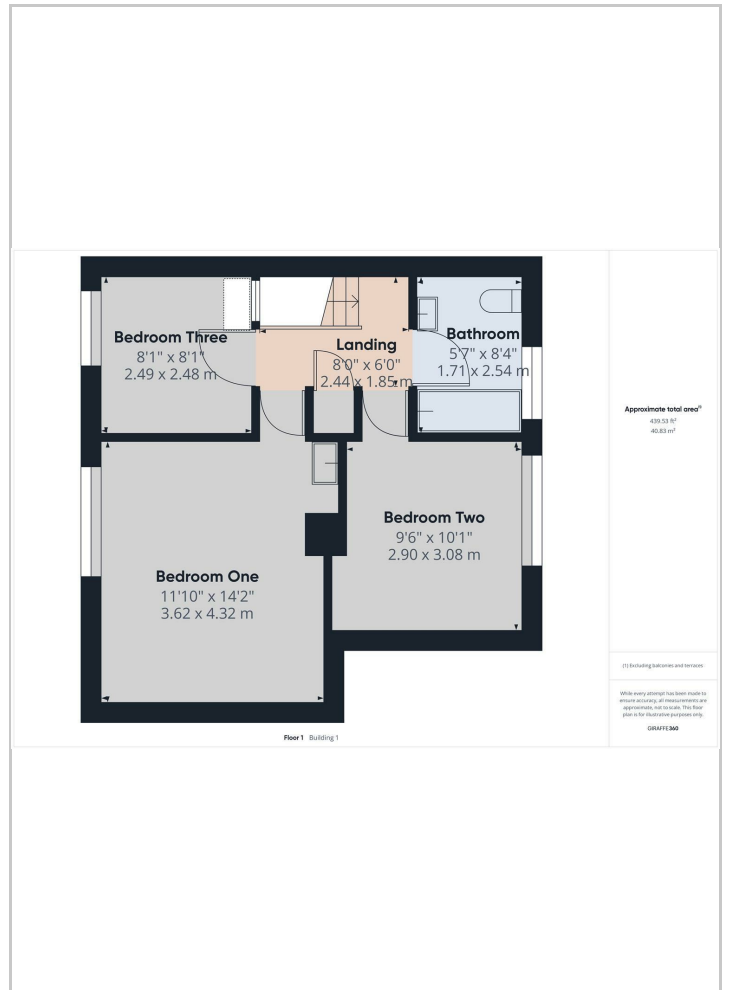
Hybrid Map



Terrain Map



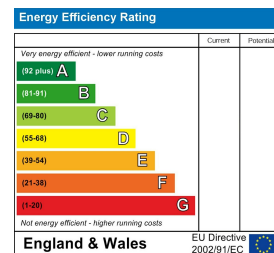
Floor Plans



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:

1. 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.
2. 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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