



11 Dale Road

Buxton, SK17 6LN

£195,000



11 Dale Road

Buxton, SK17 6LN

£195,000



Offering over 1220 square feet of accommodation, this superbly presented three bedroom family home is extremely well located in Higher Buxton within easy reach of The Market Place and many amenities. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout, there is an entrance hall, lounge, spacious dining kitchen and utility, three bedrooms, a study and a bathroom with separate wc. The accommodation is arranged over three floors and has a lower ground floor storage cellar. There is an outside seating area at both the front and rear of the property. This superb family home should be viewed internally to be fully appreciated.

DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. Turn left at the traffic lights into Dale Road and the property can be found on the left hand side where our For Sale board has been erected.

GROUND FLOOR

Entrance Porch

4'10" x 3'2" (1.47m x 0.97m)

With uPVC front entrance door, stripped wooden flooring and stained glass door leading to entrance hall.

Entrance Hall

11' x 3'4" (3.35m x 1.02m)

With stripped wooden floor, ceiling coving and stairs to first floor.

Lounge

12'3" x 11'11" (3.73m x 3.63m)

With a feature brick recessed fireplace and chimney breast incorporating a cast iron log burning stove. With stripped wooden flooring, ceiling cornice, double radiator, television aerial point, telephone point and uPVC sealed unit double glazed bay window to front.

Dining Kitchen

13'8" x 13'3" (4.17m x 4.04m)

Fitted with an excellent quality range of wooden base and eye level units and working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with splashbacks. With integrated five ring gas range cooker with stainless steel extractor over, space and plumbing for a washing machine. Tiled flooring throughout, double radiator and uPVC sealed unit double glazed window to rear.

Utility Room

6'8" x 5'9" (2.03m x 1.75m)

With space and plumbing for a washing machine, space for a fridge/freezer and wall mounted Alpha combination central heating and hot water boiler. With uPVC sealed unit double glazed window and door to outside and door to cellar.

LOWER GROUND FLOOR

Cellar

14'5" x 8'2" (4.39m x 2.49m)

With light and power.

FIRST FLOOR

Landing

14'7" x 5'1" (4.45m x 1.55m)

With stairs to second floor.

Bedroom One

16'1" x 12' (4.90m x 3.66m)

With double radiator and uPVC sealed unit double glazed bay window to front.

Study

9'5" x 9' (2.87m x 2.74m)

Single radiator and internal window to bathroom.

Bathroom

10'8" x 4'4" (3.25m x 1.32m)

Fitted with a suite comprising panel bath with shower screen and with mixer shower over, pedestal wash basin and single radiator. With frosted sealed unit double glazed window.

Separate Wc

5'8" x 3'5" (1.73m x 1.04m)

With low level suite wc, tiled flooring, double radiator and frosted uPVC sealed unit double glazed window.

SECOND FLOOR

Landing

Bedroom Two

14'9" x 13'4" (4.50m x 4.06m)

With double radiator, wood effect flooring and two Velux sealed unit double glazed loft windows.

Bedroom Three

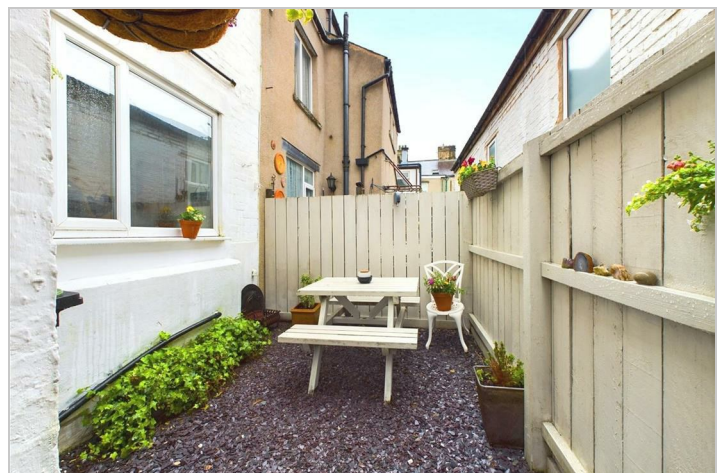
10'10" x 9'2" (3.30m x 2.79m)

With wood effect flooring, single radiator and Velux sealed unit double glazed loft window.

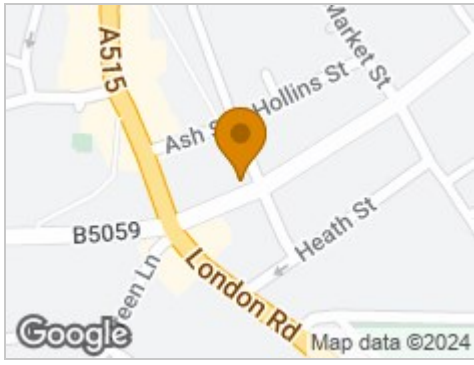
OUTSIDE

Garden

At the rear there is a good size yard area which is fenced and laid with stone chippings. At the front there is a gravel area and hedge for privacy.



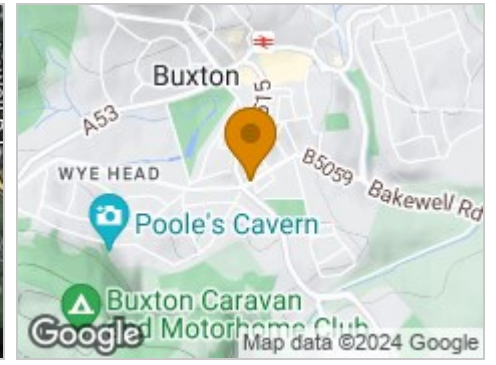
Road Map



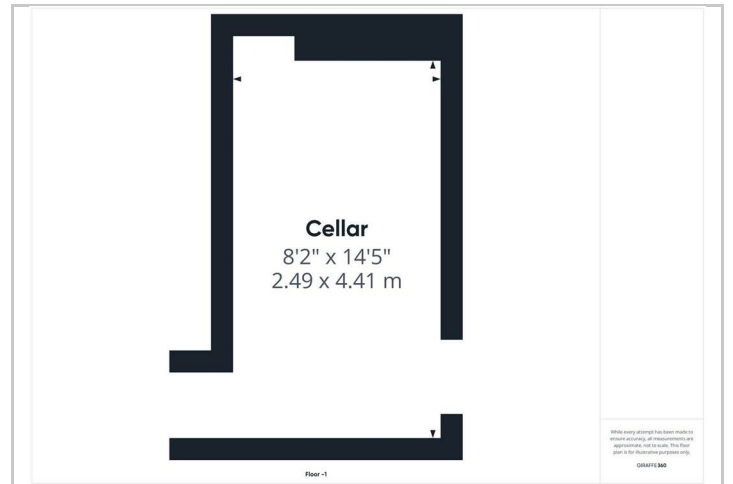
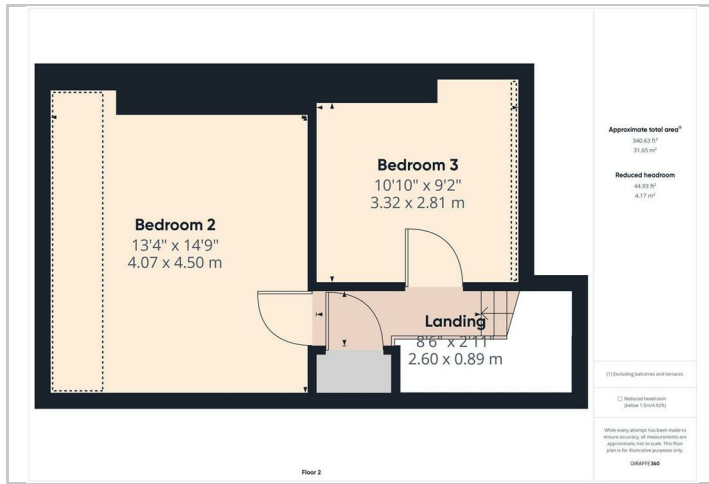
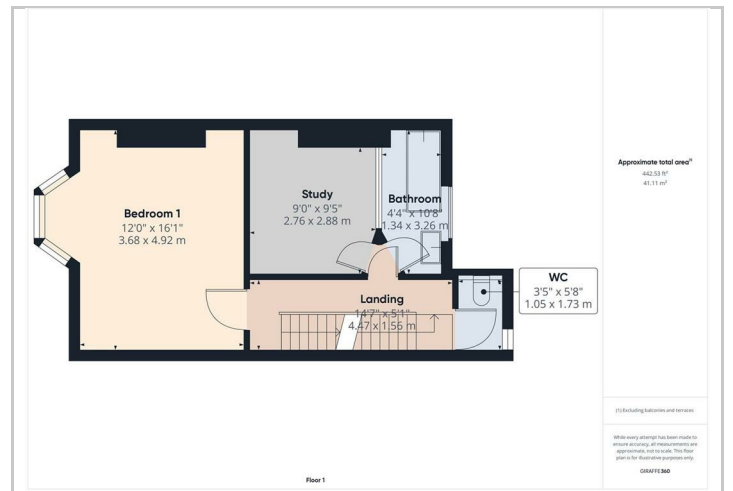
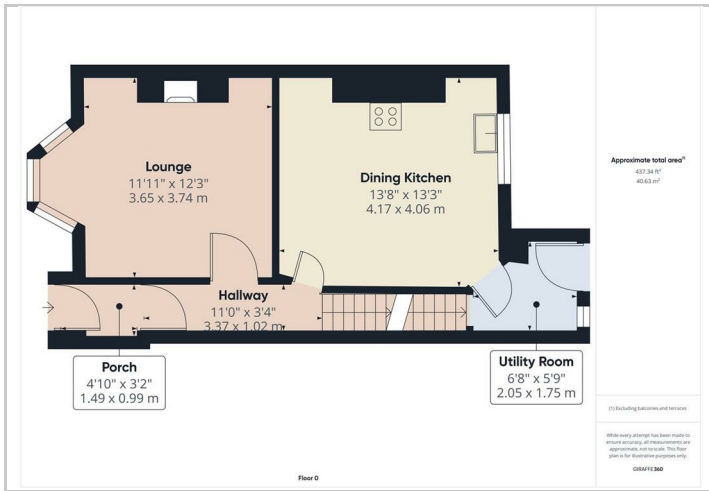
Hybrid Map



Terrain Map



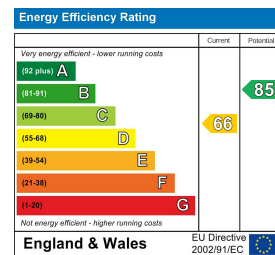
Floor Plans



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.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@jonmellor.co.uk <https://www.jonmellor.co.uk>