



132 Granby Road

Buxton, SK17 7TA

£134,950



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A well presented two bedroom modern mews property benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. With lawned garden to the rear. This is an excellent first time buyer property or investment purchase. Viewing is highly recommended.

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, turning left into Fairfield Road at the third roundabout. Turn right into Queens Road and follow the road around to the left and then right as it becomes Bench Road. Follow Bench Road and at the 'T' junction turn right into Victoria Park Road. Take the second left turning into Granby Road and the property can be seen after a short while on the right hand side.

GROUND FLOOR

Entrance Hall

12'4" x 2'8" (3.76m x 0.81m)

With single radiator, stairs to first floor, wood effect laminate flooring and uPVC front entrance door.

Cloakroom

5'3" x 2'10" (1.60m x 0.86m)

Wood effect laminate flooring, low level W.C., and pedestal wash hand basin. With single radiator and frosted uPVC sealed unit double glazed window to front.

Lounge

16'7" x 11'2" (5.05m x 3.40m)

With wood effect flooring throughout, double radiator,

single radiator, under stairs storage cupboard and uPVC sealed unit double glazed window to front.

Dining/Kitchen

14'3" x 9'11" (4.34 x 3.02)

Fitted with a range of base and eye level units, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. With integrated stainless steel oven and four ring ceramic hob and extractor over. Space and plumbing for washing machine and space for a fridge/freezer. With wall mounted Alpha combination central heating and hot water boiler, uPVC sealed unit double glazed window to rear and uPVC sealed unit double glazed French doors to the rear garden.

FIRST FLOOR

Landing

7'2" x 4'6" (2.18m x 1.37m)

With loft access.

Bedroom One

14'2" x 9'0" (4.32m x 2.74m)

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

Bedroom Two

14'2" x 9'10" (4.32m x 3.00m)

With uPVC sealed unit double glazed window to rear with views of surrounding hills. Single radiator.

Bathroom

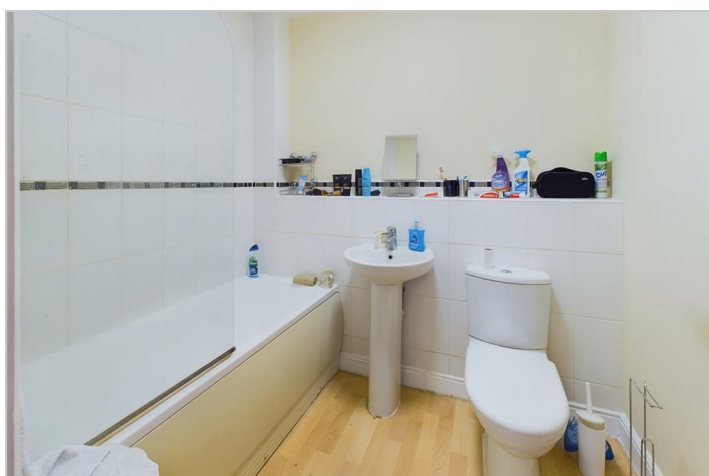
7'2" x 5'7" (2.18m x 1.70m)

Part tiled and fitted with a panelled bath with mixer shower over and shower screen, vanity wash hand basin and low level W.C. With wood effect laminate flooring and extractor fan.

OUTSIDE

Garden

At the front of the property there is a lawned garden and flagged pathway. At the rear of the property there is a rear garden which is mainly laid to lawn with a flagged patio area and flagged pathways.



Road Map



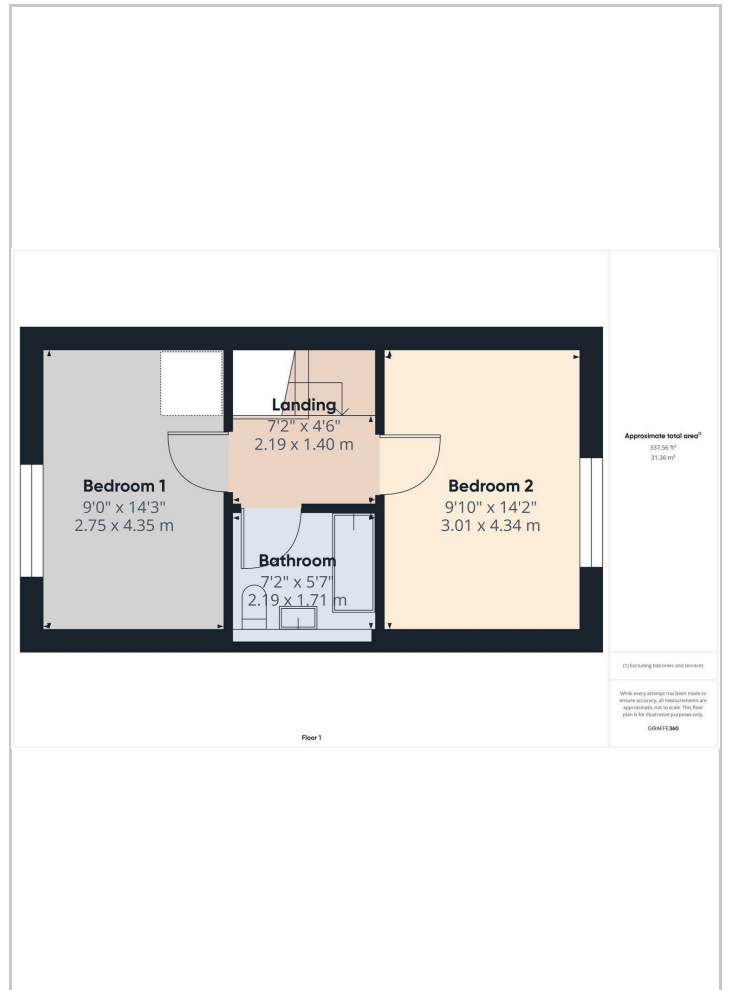
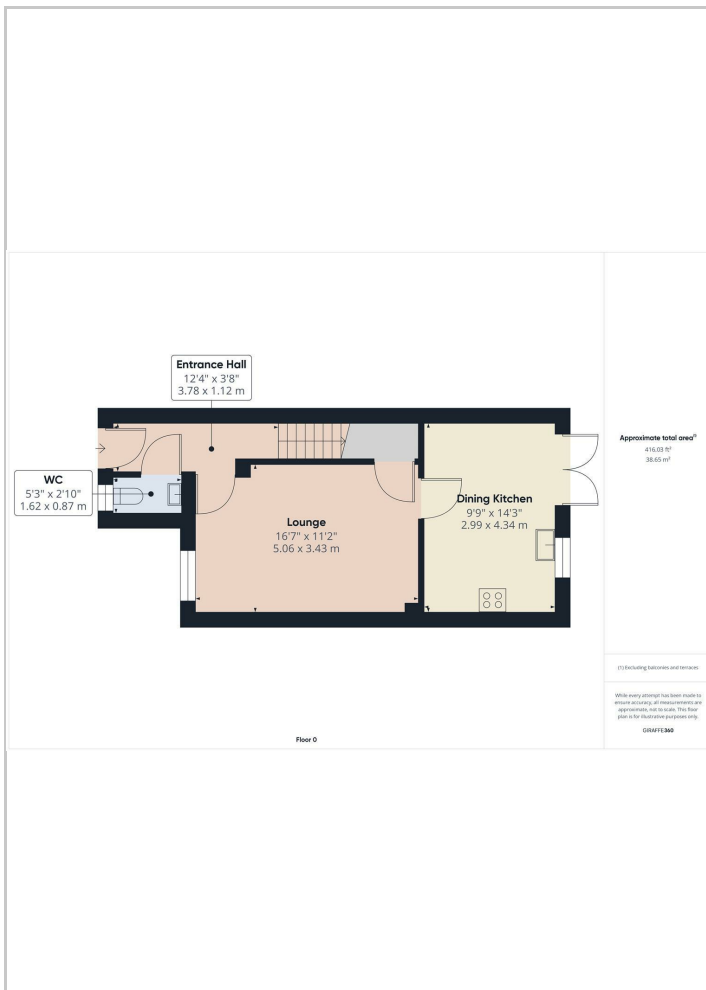
Hybrid Map



Terrain Map



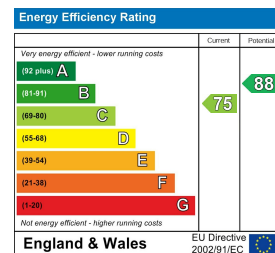
Floor Plans



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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