



58 Victoria Park Road

Buxton, SK17 7PR

£249,950



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Buxton, SK17 7PR

Tenure Freehold Council Tax Band B



A superbly presented and appointed, spacious three bedroom semi-detached family home benefitting from uPVC sealed unit double glazing and combi gas fired central heating throughout. With excellent quality fittings throughout, conservatory to the rear, off road parking and substantial manicured and well stocked rear garden with summer house and vegetable patch etc. This excellent family home should be viewed to be fully appreciated. NO ONWARD CHAIN.

Directions:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and proceed straight across the next roundabout and turn left at the following two roundabouts. Continue up Fairfield Road and turn right onto Queens Road and follow the road as it bears to the left and right onto Bench Road. Continue to the end of this road and turn right onto Victoria Park Road. After a short while no. 58 will be found on the left hand side clearly identified by our For Sale board.

GROUD FLOOR

Entrance Hall

13'4" x 7'10" (4.06m x 2.39m)

With wood effect laminate flooring, stairs to first floor, under stairs storage cupboard, telephone point and frosted leaded uPVC sealed unit double glazed window and door to front.

Dining/Kitchen

18'1" x 11'1" (5.51m x 3.38m)

Fitted with an excellent quality range of base and eye level units and wooden working surfaces incorporating a stainless steel single drainer sink

unit with tiled splash backs. Integrated oven with five ring stainless steel gas hob and extractor over, space and plumbing for a washing machine and space for a fridge freezer. Single radiator, ceiling down lighters and wall mounted Alpha combination central heating and hot water boiler. Wood effect laminate flooring and uPVC sealed unit double glazed French doors leading out to the patio and gardens beyond.

Utility Room

10'0" x 7'1" (3.05m x 2.16m)

With wood effect laminate flooring, frosted uPVC sealed unit double glazed door to front and uPVC sealed unit double glazed window to rear.

Lounge

14'8" x 10'10" (4.47m x 3.30m)

With a recessed fireplace with wooden mantelpiece over incorporating a cast iron multi-fuel stove with stone hearth. Feature wall mounted wooden shelving, TV aerial point and wood effect laminate flooring throughout. Open plan through into the conservatory.

Conservatory

With uPVC sealed unit double glazing throughout with French doors leading out to the patio and gardens beyond.

FIRST FLOOR

Landing

8'7" x 7'0" (2.62m x 2.13m)

With frosted uPVC sealed unit double glazed window to side and loft access.

Bedroom One

13'5" x 10'9" (4.09m x 3.28m)

With single radiator, TV aerial point and uPVC sealed unit double glazed window looking to the rear garden.

Bedroom Two

11'6" x 10'9" (3.51m x 3.28m)

With single radiator and uPVC sealed unit double glazed window looking to the rear garden.

Bedroom Three

9'11" x 7'0" (3.02m x 2.13m)

With single radiator, ceiling downlighters and uPVC sealed unit double glazed window looking to front.

Bathroom

6'11" x 5'4" (2.11m x 1.63m)

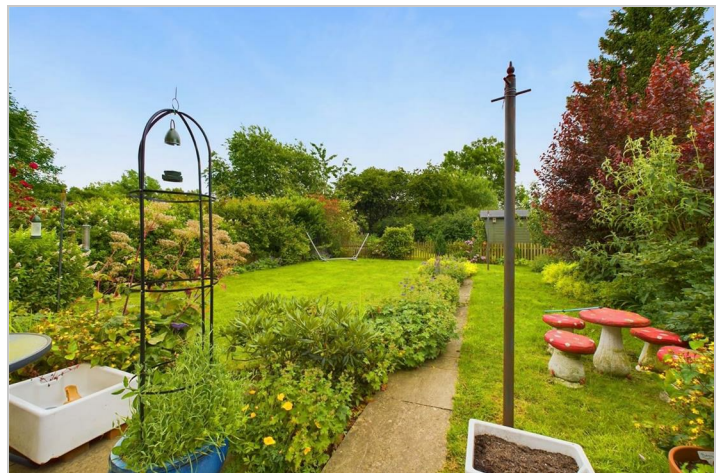
Fully tiled throughout and fitted with an excellent quality suite comprising of a panelled bath with shower over and shower screen, pedestal washbasin and low-level w.c. Extractor fan, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window.

OUTSIDE

To the front of the property there is a block paved driveway suitable for the off road parking of vehicles. The property is well shielded by a mature hedgerow.

GARDEN

The rear garden is of excellent proportions and mainly laid to lawn with many mature flowerbeds, bushes, trees etc., patio areas and two vegetable plots. There is also a detached summer house and picket fence.



Road Map



Hybrid Map



Terrain Map



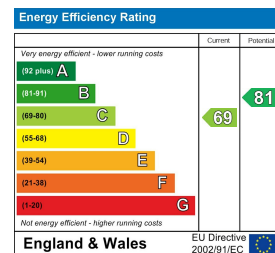
Floor Plans



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

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