



# 68 Dovedale Crescent

Buxton, SK17 9BH

Asking Price £425,000



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Tenure Freehold Council Tax Band D



A truly immaculate extended three bedroom, two reception, two bathroom detached family home with stunning manicured gardens to the rear. The property has been maintained to the very highest of standards by our clients over a number of years and benefits from uPVC sealed unit double glazing and combi gas fired central heating throughout. The property is substantially extended to the rear creating a dining kitchen, spacious living/dining room with patio doors to the rear garden and a good sized lounge to the ground floor with three bedrooms and master ensuite. An internal viewing is highly recommended.

## Directions:

From our Buxton office turn right and bear left at the roundabout onto Manchester Road. Turn third left into St Johns Road and after a short while after the Pelican Crossing turn left into Burlington Road. At the end of this road, turn right into Bath Road and proceed straight across Macclesfield Road into College Road. Turn right into Temple Road and continue along until the road becomes Milldale Avenue. Continue on this road then turn right into Dovedale Crescent where number 68 can be found on the left hand side.

## GROUND FLOOR

### Entrance Hall

10'0" x 7'10" (3.05m x 2.39m)

With frosted uPVC front entrance door and window to front, double radiator, stairs to first floor, under stairs storage cupboard and further good sized storage cupboard.

### Cloakroom

5'0" x 2'8" (1.52m x 0.81m)

Fully tiled throughout and fitted with a low-level w.c., wall mounted washbasin, single radiator and frosted uPVC sealed unit double glazed window.

### Lounge

13'0" x 11'9" (3.96m x 3.58m)

With a decorative wooden fireplace surround and mantelpiece over incorporating a stone effect electric fire, double radiator and uPVC sealed unit double glazed bay window to front. Doorway through to the dining/kitchen.

### Dining Kitchen

15'6" x 11'0" (4.72m x 3.35m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash backs. Integrated five ring stainless steel gas hob with stainless steel extractor over, integrated oven and grill, space and plumbing for a washing machine and dishwasher and space for a tumble dryer. Space for a fridge/freezer, uPVC sealed unit double glazed window to rear garden and frosted uPVC sealed unit double glazed door to outside. Double radiator and two Velux sealed unit double glazed loft windows.

### Living/Dining Room

19'4" x 11'0" (5.89m x 3.35m)

With uPVC sealed unit double glazed French doors and windows leading out to the patio and garden beyond, two double radiator, TV aerial point, two wall light points and two Velux sealed unit double glazed loft windows.

## FIRST FLOOR

### Half Landing

With frosted uPVC sealed unit double glazed window to side.

### Landing

7'0" x 2'8" (2.13m x 0.81m)

### Bedroom One

11'4" x 9'0" (3.45m x 2.74m)

With two built-in triple wardrobes, single radiator and uPVC sealed unit double glazed window overlooking the rear garden.

### En-Suite Shower Room

5'9" x 5'0" (1.75m x 1.52m)

Fitted with a mermaid board and glazed shower cubicle and shower, vanity washbasin and low-level w.c. Double radiator, extractor fan and frosted uPVC sealed unit double glazed window.

### Bedroom Two

12'0" x 11'3" (3.66m x 3.43m)

With a built-in range of triple wardrobes, single radiator and uPVC sealed unit double glazed window overlooking the rear garden.

### Bedroom Three

11'0" x 8'0" (3.35m x 2.44m)

With two built-in single wardrobes with cupboards over, single radiator and uPVC sealed unit double glazed window to front.

### Bathroom

14'0" x 5'0" (4.27m x 1.52m)

Fitted with a panelled bath with shower over and

shower screen, low-level w.c. and pedestal washbasin and double radiator. Loft access, airing cupboard with shelving, wall mounted combination central heating and hot water boiler and frosted uPVC sealed unit double glazed window.

### Garage

20'0" x 8'0" (6.10m x 2.44m)

With metal up and over door, light and power.

### OUTSIDE

To the front of the property there is a imprinted pattern driveway leading to the single garage suitable for the off road parking of a number of vehicles. There is a manicured lawn with mature flowerbeds, bushes and shrubs etc.

The rear garden has been carefully maintained to an excellent standard and offers a block paved patio area and pathways and mainly laid to lawn with many mature flowerbeds, bushes, shrubs, trees etc. Detached summer house, greenhouse and pond area.



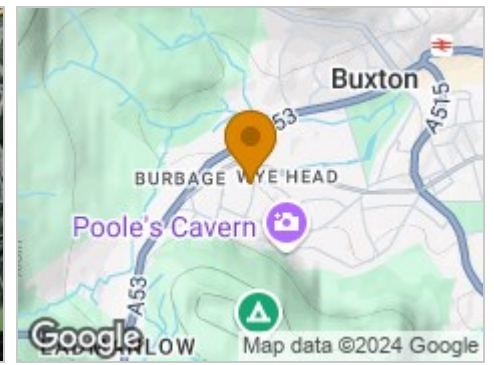
## Road Map



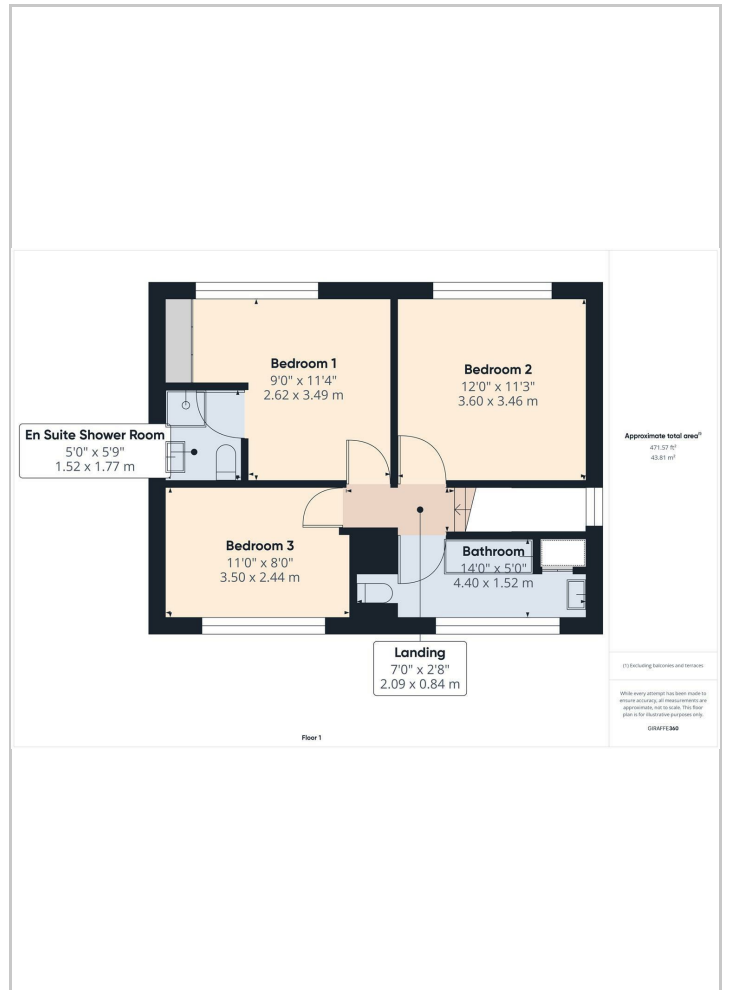
## Hybrid Map



## Terrain Map



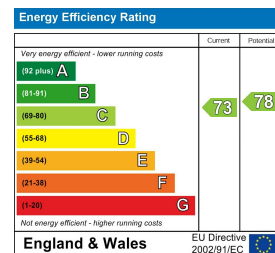
## Floor Plans



## 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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