



Lomond 58 London Road

Buxton, SK17 9NE

£280,000



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Tenure Freehold Council Tax Band C



Superbly presented this delightful three bedroom semi-detached family home offers well planned and well presented living accommodation. Situated on a private road serving only four properties this home benefits from immaculate, well stocked gardens with an off road parking space to the rear. Benefitting from combi gas fired central heating and majority sealed unit double glazing. An internal viewing is highly recommended.

Directions:

From our Buxton office turn left and proceed up Terrace Road across The Market Place and along High Street to the London road traffic lights. Proceed through the traffic lights onto London Road and after a short while the property can be found on the right hand side where our For Sale board has been erected.

GROUND FLOOR

Porch

6'5" x 3'3" (1.96m x 0.99m)

With windows to front and side and window to main hallway.

Hallway

14'8" x 6'0" (4.47m x 1.83m)

With stairs to first floor, single radiator and under stairs storage cupboard.

Dining Kitchen

15'9" x 7'3" (4.80m x 2.21m)

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. With integrated Neff stainless steel

oven with four ring stainless steel gas hob, integrated dishwasher and integrated larder fridge. Double radiator, two window to side and window to rear. Door to utility room.

Utility Room

10'2" x 6'2" (3.10m x 1.88m)

Fitted with a range of base and some eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash backs. Space and plumbing for a washing machine, space and plumbing for a larder fridge or freezer and frosted uPVC sealed unit double glazed window and door to outside. Single radiator and glazed window through into the dining room.

Lounge/Dining Room

25'5" x 11'10" (7.75m x 3.61m)

With decorative wooden fireplace surround with mantelpiece over incorporating a coal effect living flame gas fire, double radiator and uPVC sealed unit double glazed bay window overlooking the front garden.

Dining area - with a range of built-in storage cupboards, wall mounted shelving, double radiator and wooden flooring throughout.

FIRST FLOOR

Landing

7'4" x 4'10" (2.24m x 1.47m)

With sealed unit double glazed window to side.

Bedroom One

13'8" x 9'7" (4.17m x 2.92m)

With a range of built-in wardrobes and cupboards with vanity area, single radiator and sealed unit double glazed bay window to front.

Bedroom Two

11'9" x 10'11" (3.58m x 3.33m)

With single radiator and sealed unit double glazed window to rear.

Bedroom Three

8'8" x 6'4" (2.64m x 1.93m)

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

Shower Room

7'2" x 6'11" (2.18m x 2.11m)

Fully tiled throughout and fitted with a fully tiled and glazed double shower cubicle and shower, vanity washbasin with storage below and low-level w.c. Extractor fan, single radiator and two frosted sealed unit double glazed windows.

OUTSIDE

Gardens

To the front of the property there is a good sized flagged patio area and steps leading to a manicured lawned garden with mature borders with flowerbeds, shrubs and trees etc. There is also a wooden detached summer house and storage shed.

To the rear of the property there is a Tarmac area with an off road parking space and a covered car port.



Road Map



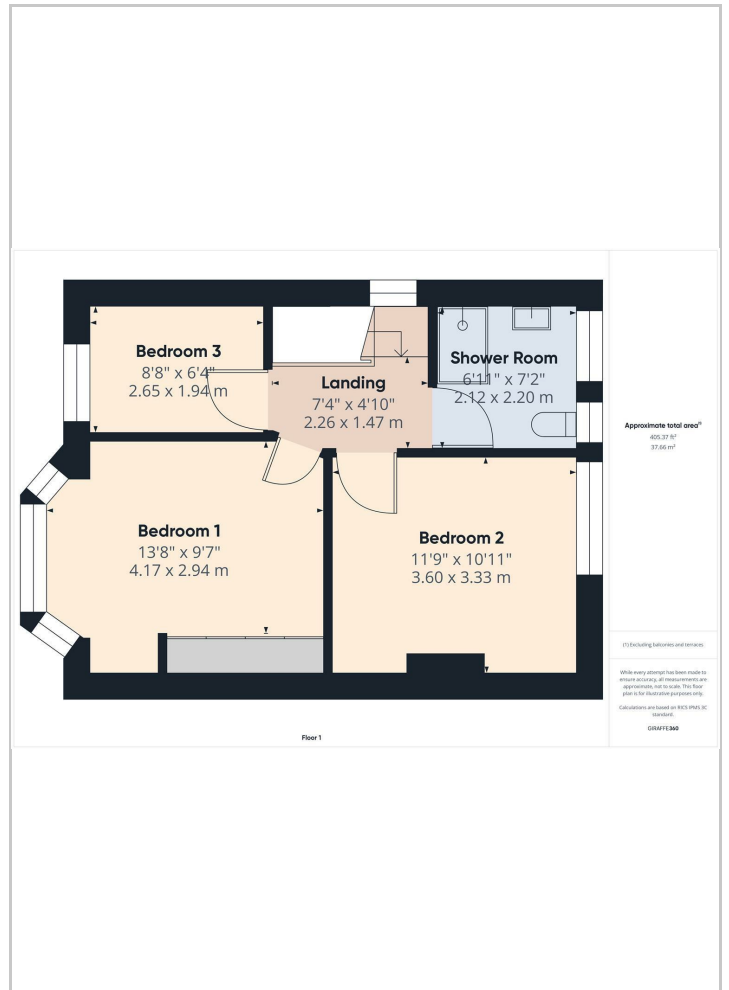
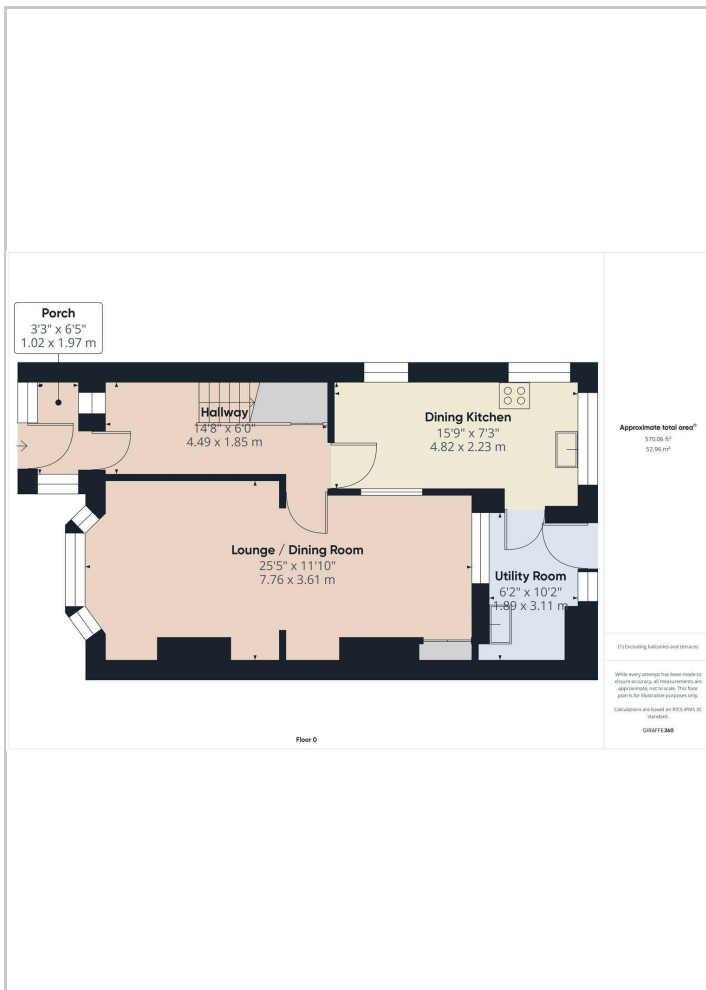
Hybrid Map



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.

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Energy Efficiency Graph

