



11 Victoria Park Road

Buxton, SK17 7PU

£310,000



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Tenure Freehold Council Tax Band B



A substantial mid terrace house in a convenient location with four bedroom living accommodation arranged over three floors. The property has been recently renovated by our client retaining numerous character features. This property has the benefit of newly installed gas fired central heating, double glazing, a new kitchen /diner extension and two new bathrooms. There is a full height cellar to the lower ground floor and garden to the front and rear. The rear garden benefits from a patio area. Suitable for a variety of purchasers and located within walking distance of the town centre, the railway station, and local amenities. We recommend that the property is 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 into Queens Road. Turn immediately right into Windsor Road and after a short while the road becomes Victoria Park Road. The property can be seen on the left where our For Sale board has been erected.

GROUND FLOOR

Entrance Vestibule

Picture rail, entrance door with frosted glazed window above, glazed window and glazed door to entrance hall.

Entrance Hall

Tile effect flooring, partial wood panelling to one wall, single radiator and stairs to first floor.

Lounge

15'2" x 11'1" (4.62m x 3.38m)

Into bay and recess. Picture rail, double radiator, television aerial point and uPVC double glazed bay window to front.

Dining Kitchen

22'9" x 9'6" < 11'2" (6.93m x 2.90m < 3.40m)

Fitted with a range of base and wall mounted cupboards and drawers with wooden work surfaces incorporating a two bowl Belfast sink with mixer tap. Island/breakfast bar, under lighting, integrated fridge/freezer and Smeg range cooker with two ovens and 5 gas burners. Extractor, two wall light points, two double radiators, wood effect flooring, double glazed patio doors to rear and partially glazed roof at the rear.

Wc/Utility Room

7'1" x 4'1" (2.16m x 1.24m)

Fitted work surface, plumbing for washing machine, wood effect flooring and Alpha Evoke boiler. White counter top wash basin and white low level wc.

LOWER GROUND FLOOR

Hall

Cellar One

11'2" x 8'6" (3.40m x 2.59m)

Plus bay and recess. Light and power, window to front (light well), gas and electric meters.

Cellar Two

7'9" x 4'2" (2.36m x 1.27m)

FIRST FLOOR

Half Landing

Bathroom

8'11" x 7'5" (2.72m x 2.26m)

With tiled floor and part tiled walls and fitted with a white suite comprising panel bath, vanity wash basin with drawers below, low level wc and tiled and glazed cubicle with shower. Advent extractor, heated towel rail and two uPVC double glazed frosted windows.

Landing

Stairs to second floor and double radiator.

Bedroom Two

14'9" x 12' (4.50m x 3.66m)

Into recess. Double radiator and uPVC double glazed window to front.

Bedroom Three

12' x 8'6" (3.66m x 2.59m)

Double radiator and uPVC double glazed window to rear.

SECOND FLOOR

Landing

Double radiator, handrail and loft access.

Bedroom One

13'8" x 12'1" (4.17m x 3.68m)

Plus recess. With part sloping ceiling. Decorative fireplace, double radiator and uPVC double glazed window to front.

En Suite Shower Room

With tiled floor and part tiled walls and fitted with a white suite comprising low level wc, vanity wash basin with drawers under and tiled and glazed cubicle with shower. Extractor and heated towel rail/radiator.

Bedroom Four

7'9" x 7'6" < 8'10" (2.36m x 2.29m < 2.69m)

With part sloping ceiling. Decorative fireplace, double radiator and double glazed Velux window.

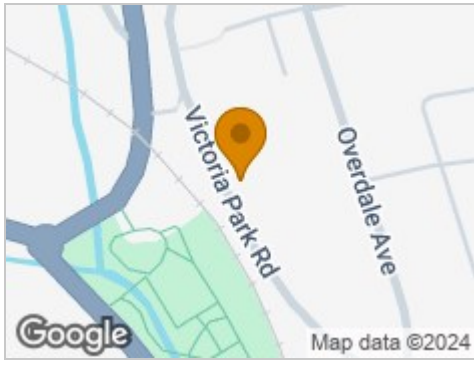
OUTSIDE

Garden

At the front of the property is a path and steps and a gravel garden with plants and shrubs. At the rear is a yard with steps leading up to the patio garden beyond which has a selection of plants, flowers and shrubs.



Road Map



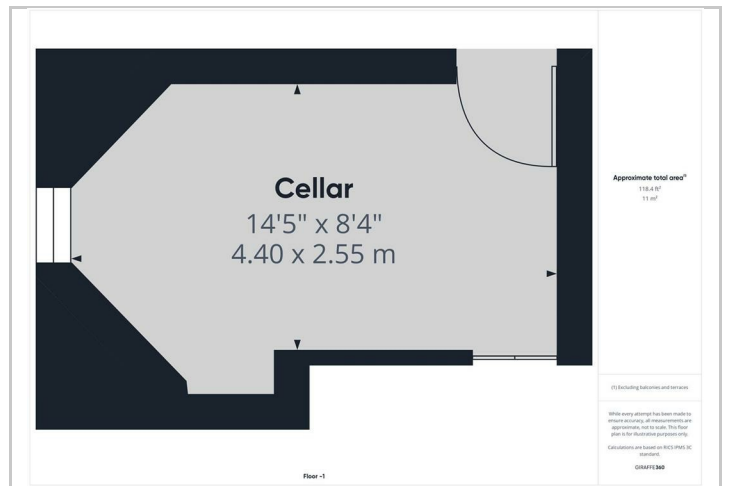
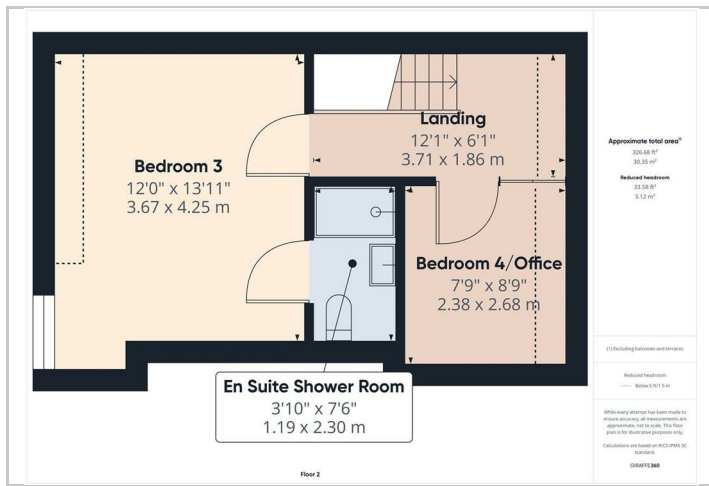
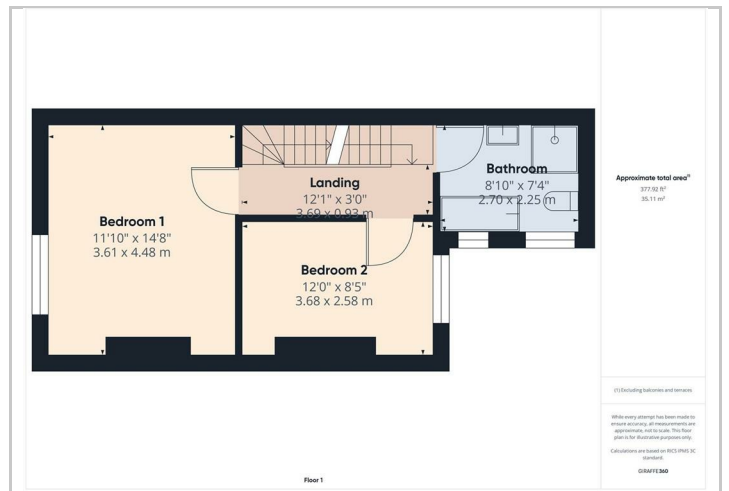
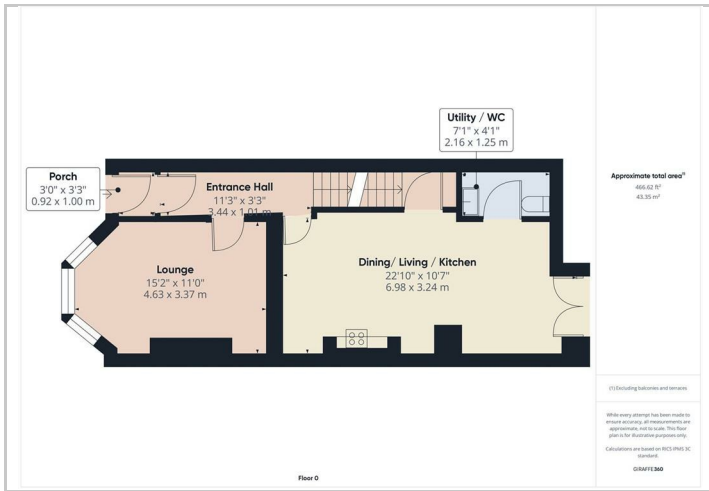
Hybrid Map



Terrain Map



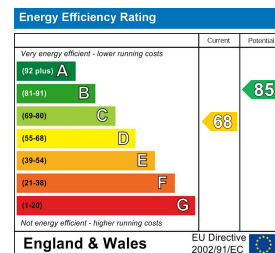
Floor Plans



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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