



4 Somerset Close

Buxton, SK17 9XB

Offers In The Region Of £218,000



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Tenure Freehold Council Tax Band B



A very well presented, extended two bedroom semi detached property, with integral garage, driveway parking and good sized lawned garden to the rear. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout and situated in a superb cul-de-sac location. Offered for sale with no onward chain. Viewing advised.

DIRECTIONS:

From the Buxton office, proceed up Terrace Road, across the Market Place to the London Road traffic lights. Proceed through the traffic lights onto London Road and follow the road for a short while and then turn right in the dip signposted to Harpur Hill. Proceed up Harpur Hill Road to the first roundabout and turn left into Berwick Road. Follow Berwick Road as it bears around to the right and after a short while Somerset Close will be seen on the right hand side. No. 4 is on the right hand side where a For Sale board has been erected.

GROUND FLOOR

Entrance Hall

6'0" x 3'9" (1.83m x 1.14m)

With uPVC sealed unit double glazed window to side.

Kitchen

10'8" x 7'10" (3.25m x 2.39m)

Fitted with a good quality range of base and eye level units and working surfaces, incorporating a one and a half bowl single drainer sink unit with tiled splashbacks. With space and fitting for an electric cooker, space and plumbing for a washing machine and space for a larder fridge. With double radiator and tiled flooring. With uPVC sealed unit double

glazed window to side and glazed door through into the lounge/dining room.

Lounge/Dining Room

20'1" x 14'6" (6.12m x 4.42m)

With a feature cast iron solid fuel stove with tiled inset and hearth and decorative fireplace surround, with mantle over. With stairs to the first floor, double radiator, T.V., aerial point and built in cupboards and shelving. With sliding sealed unit double glazed patio doors leading out to the patio and rear garden and two Velux sealed unit double glazed windows. Double radiator and sealed unit double glazed window to the rear garden. (Please note that the stove is disconnected and is going to be removed.)

FIRST FLOOR

Landing

10'9" x 2'10" (3.28m x 0.86m)

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

Bedroom One

12'7" x 9' (3.84m x 2.74m)

With wood effect laminate flooring, two built in double wardrobes, double radiator and sealed unit double glazed window looking to the rear garden.

Bedroom Two

9'6" x 7'7" (2.90m x 2.31m)

With built in double wardrobe with vanity area, single radiator and uPVC sealed unit double glazed window to outside.

Bathroom

7'11" x 7'7" (2.41m x 2.31m)

Fitted with a good quality suite, comprising of panelled bath, low level W.C., and pedestal wash hand basin. Fully tiled and glazed corner shower unit and shower, single radiator and frosted uPVC sealed unit double glazed window to outside. Wall mounted cupboard housing an Alpha combination central heating and hot water boiler.

OUTSIDE

Garage

15'11" x 7'7" (4.85m x 2.31m)

With up and over door, light and power.

Gardens and Parking

To the front of the property there is a block paved driveway suitable for the off road parking of several vehicles with lawned border and flagged pathway to the side of the property leading to the rear garden. The rear garden is mainly laid to lawn with mature trees, firs, bushes and shrubs etc with a gravelled seating area.



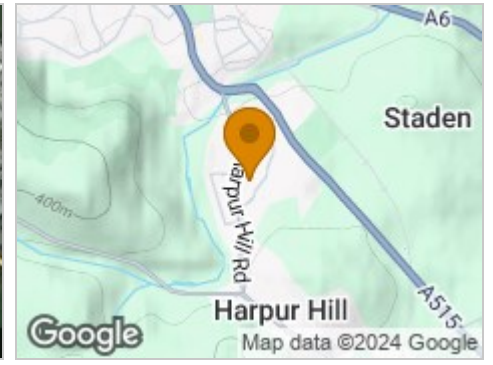
Road Map



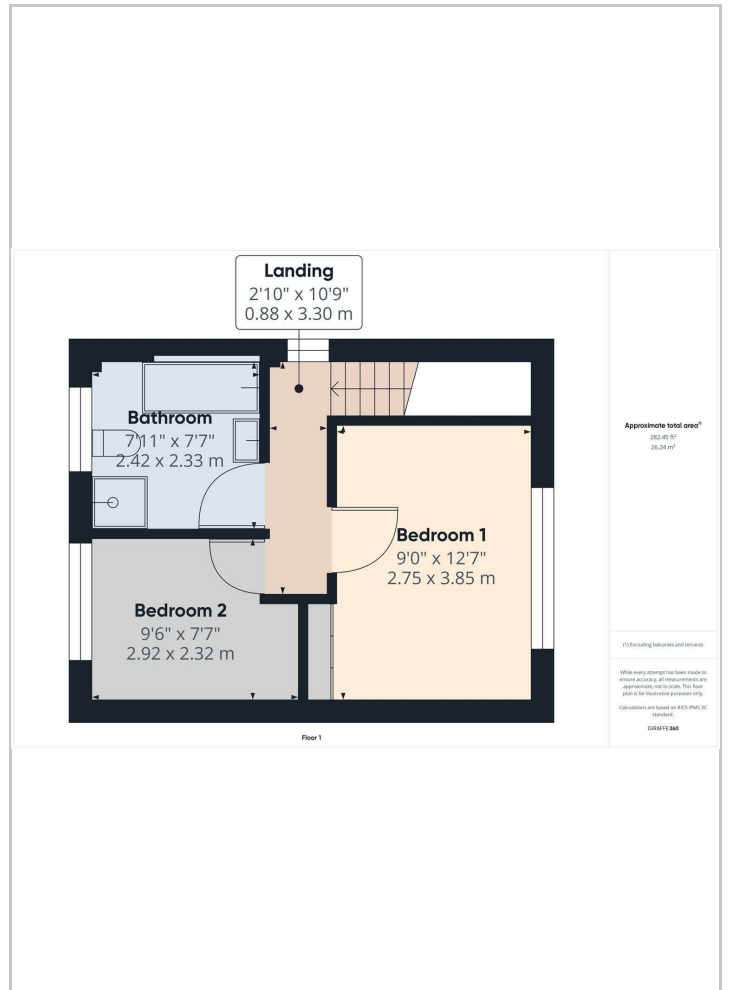
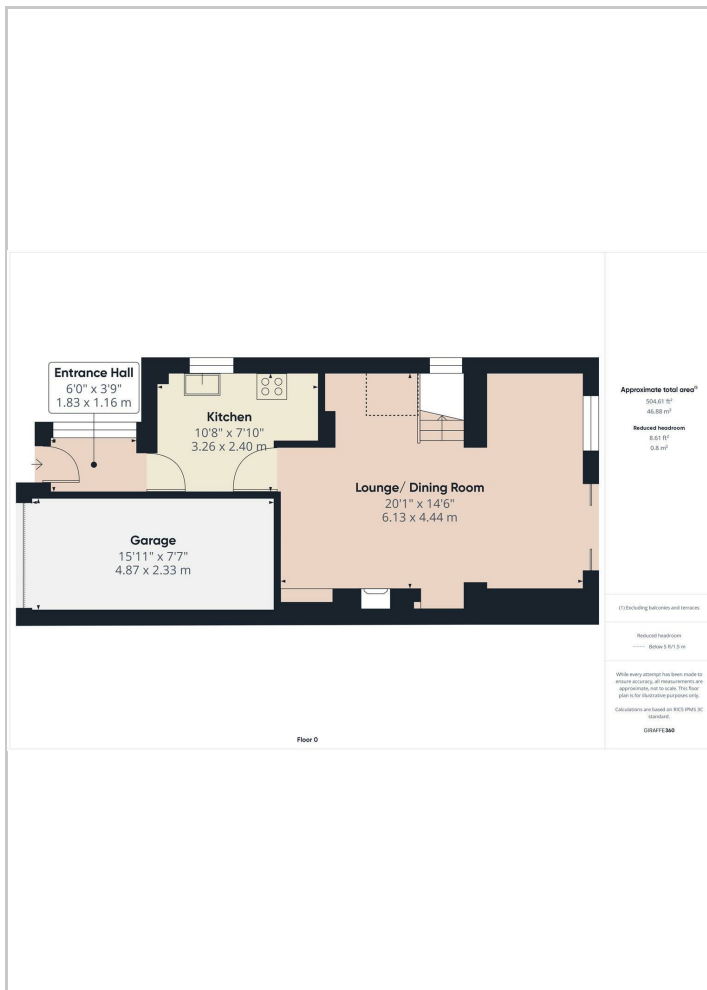
Hybrid Map



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.

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Energy Efficiency Graph

