



100 Granby Road

Buxton, SK17 7TJ

£225,000



100 Granby Road

Buxton, SK17 7TJ

Tenure Freehold Council Tax Band B



Situated on a cul de sac we are delighted to offer for sale this spacious three bedroom semi detached family home with two reception rooms and the benefit of uPVC sealed unit double glazing and combination gas fired central heating. The property stands in a good size plot with a detached garage and off road parking for several vehicles and lawned gardens to the front and rear. The property can be modernised to the individual purchaser's own taste and is offered for sale with no onward chain. Viewing is recommended.

DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road travelling straight across the next roundabout and turn left at the next two roundabouts into Fairfield Road. Continue up the hill and turn right into Queens Road and follow the road around bearing right as it becomes Bench Road. Proceed to the end and turn right into Victoria Park Road. Turn left into Granby Road and the property can be found after a short while situated in a cul de sac on the right hand side.

GROUND FLOOR

Entrance Porch

8'1" x 1' (2.46m x 0.30m)

With uPVC sealed unit double glazed window and door to front and tiled flooring.

Entrance Hall

10'11" x 8'8" (3.33m x 2.64m)

With single radiator, stairs to first floor and uPVC sealed unit double glazed window to porch.

Lounge

14'9" x 11'10" (4.50m x 3.61m)

With a coal effect living flame gas fire with stone fireplace surround and mantle over, television aerial point, double radiator and uPVC sealed unit double glazed window looking to the rear garden.

Dining Room

11'1" x 10'3" (3.38m x 3.12m)

With coal effect living flame gas fire with decorative wooden surround, single radiator and uPVC sealed unit double glazed window to front.

Kitchen

10'4" x 7'11" (3.15m x 2.41m)

Fitted with a range of wooden base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. With space and plumbing for a washing machine, space for a fridge/freezer and under stairs storage pantry with shelving. Double radiator, door to side passage and uPVC sealed unit double glazed window to rear.

Side Passage

12'4" x 2'11" (3.76m x 0.89m)

With door to front and door to rear garden.

Cloakroom

5'3" x 2'3" (1.60m x 0.69m)

With high level suite wc and a frosted window to front.

Store Room

6'10" x 2'4" (2.08m x 0.71m)

With light and power.

Workshop

5'11" x 5'7" (1.80m x 1.70m)

With light and power, window to rear and work bench.

FIRST FLOOR

Landing

10'4" x 3'5" (3.15m x 1.04m)

With uPVC sealed unit double glazed window to side, loft access and storage cupboard housing a wall mounted Ideal combination central heating and hot water boiler.

Bedroom One

13'2" x 10'9" (4.01m x 3.28m)

Fitted with a range of wardrobes, some with mirrored fronts and with storage shelving. With single radiator and uPVC sealed unit double glazed window to front.

Bedroom Two

12'4" x 11'10" (3.76m x 3.61m)

With uPVC sealed unit double glazed window looking to the rear garden, single radiator and built in storage cupboard.

Bedroom Three

8'9" x 7' (2.67m x 2.13m)

Single radiator and uPVC sealed unit double glazed window to side.

Bathroom

7'10" x 5' (2.39m x 1.52m)

Fully tiled and fitted with a suite comprising panel bath with mixer shower over, pedestal wash basin and low level suite wc. With single radiator and frosted uPVC sealed unit double glazed window.

OUTSIDE

Garage and Driveway

The property is approached by a driveway and has a parking area. There is also a single detached garage.

Gardens

At the front of the property there is a lawn whilst the rear garden has a lawn and flagged patio areas and pathways and a selection of mature trees, plants and shrubs. There is also a greenhouse.



Road Map



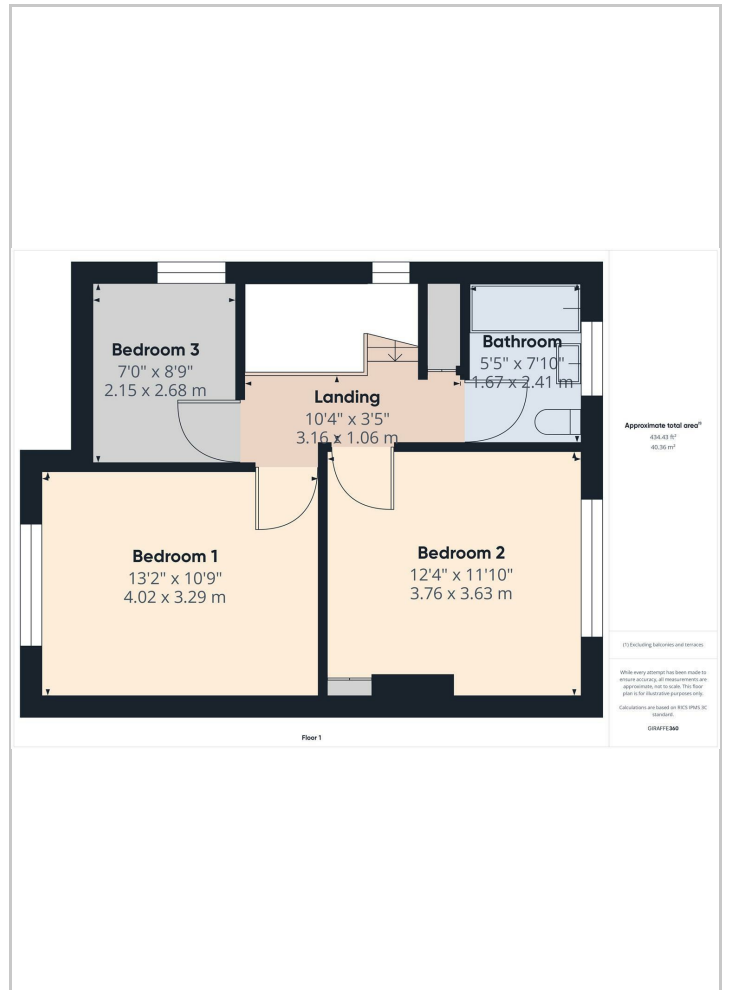
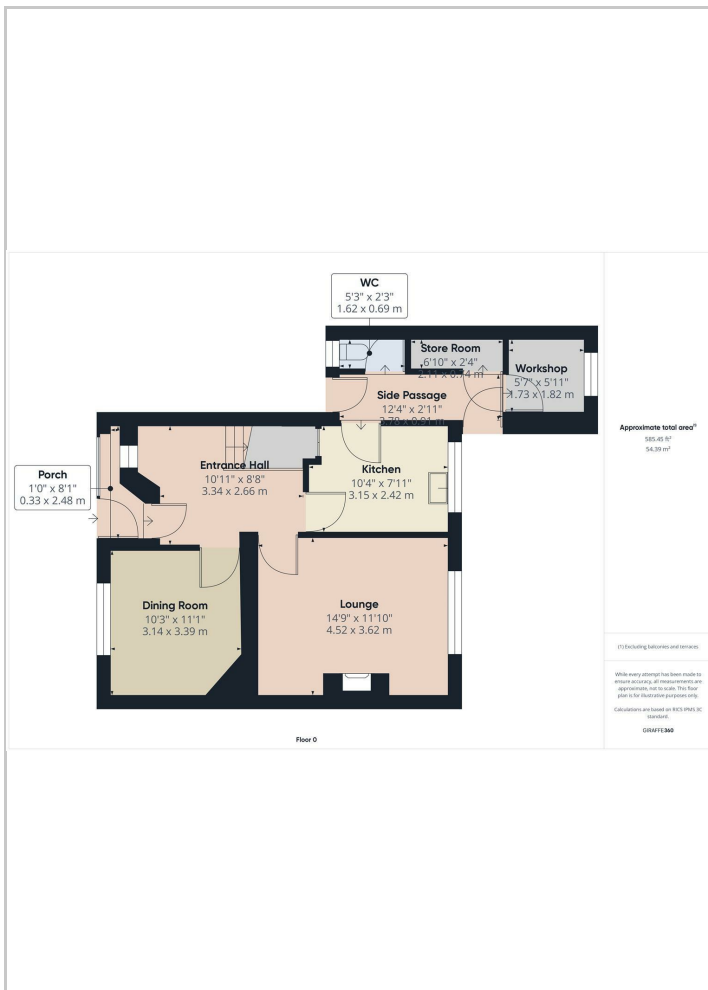
Hybrid Map



Terrain Map



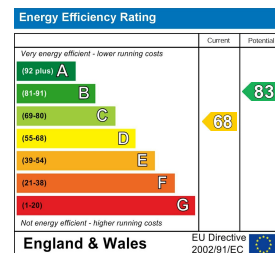
Floor Plans



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

Jon Mellor & Company, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk