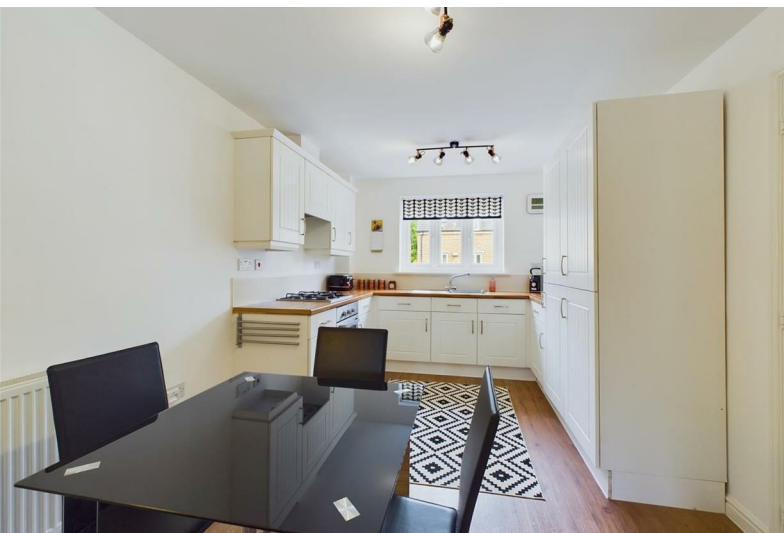




# 7 Springdale

Buxton, SK17 6DW

£339,950



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Buxton, SK17 6DW

Tenure Freehold Council Tax Band C



An immaculately presented and appointed three bedroom two bathroom mews property in this extremely popular residential development. Benefitting from gas fired central heating and uPVC sealed unit double glazing throughout. There is driveway parking for two vehicles, an integral garage and a delightful lawned garden to the rear. Within a short walk of The Pavilion Gardens, Opera House and the town centre and local amenities. This property offers versatile accommodation with no onward chain which should be viewed internally to be fully appreciated.

## DIRECTIONS:

From our Buxton office bear right and turn left at the roundabout. Turn left into St Johns Road and continue along this road for a short while, taking the fourth right turning into Otterhole Close. At the junction, turn right into Springdale and the property can be seen on the left.

## GROUND FLOOR

### Entrance Hall

20'3" x 6'6" (6.17m x 1.98m)

With stairs to the first floor, under stairs cupboard and door to garage.

### Cloakroom

5'9" x 3' (1.75m x 0.91m)

With wood effect flooring and fitted with a low level suite wc and pedestal wash basin. Single radiator and extractor fan.

### Bedroom Three

9'2" x 9' (2.79m x 2.74m)

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

### Utility Room

6'8" x 5'5" (2.03m x 1.65m)

Fitted with an excellent quality range of base units and work surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. With plumbing for washing machine, extractor fan, single radiator and uPVC sealed unit double glazed window and door to rear garden.

## FIRST FLOOR

### Landing

Single radiator, stairs to second floor and uPVC sealed unit double glazed window to front.

### Lounge

16'2" x 11'8" (4.93m x 3.56m)

With television aerial point, double radiator and two uPVC sealed unit double glazed windows looking to the rear garden. With double doors leading to the dining kitchen.

### Dining Kitchen

14'9" x 9'6" (4.50m x 2.90m)

Fitted with an excellent quality range of base and eye level units and work surfaces incorporating a stainless steel single drainer sink unit with tiled splashback. With integrated stainless steel Zanussi oven with four ring stainless steel gas hob and extractor over. Integrated fridge/freezer, double radiator and uPVC sealed unit double glazed window to front.

## SECOND FLOOR

### Landing

6'6" x 3'2" (1.98m x 0.97m)

With single radiator and loft access. Cupboard with water tank and wall mounted boiler.

### Bedroom One

12'6" x 10'8" (3.81m x 3.25m)

With uPVC sealed unit double glazed window to front, Velux loft window and double radiator.

### En Suite Shower Room

5'1" x 5' (1.55m x 1.52m)

With a tiled and glazed shower cubicle with fitted shower, low level suite wc and pedestal wash hand basin. With extractor fan and single radiator.

### Bedroom Two

9'6" x 9'3" (2.90m x 2.82m)

With uPVC sealed unit double glazed window looking to the rear garden and with single radiator.

### Bathroom

6'6" x 6'3" (1.98m x 1.91m)

Part tiled and fitted with an excellent quality suite comprising panel bath with shower screen and shower over, low level suite wc and pedestal wash basin. With single radiator, extractor fan and Velux sealed unit double glazed loft window.

### OUTSIDE

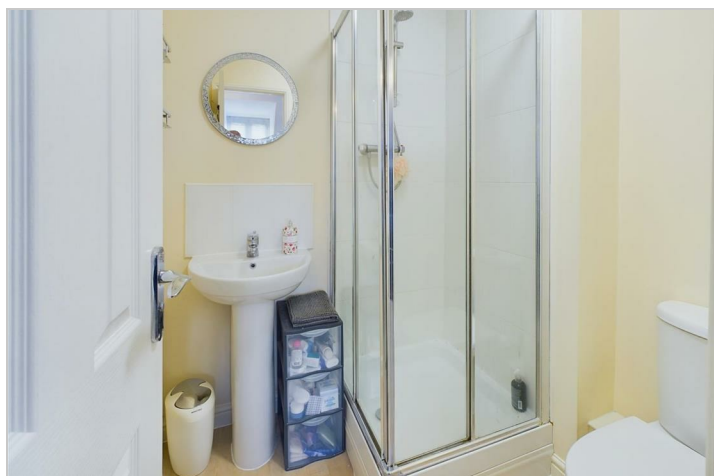
#### Integral Garage and Driveway Parking

16'3" x 9'2" (4.95m x 2.79m)

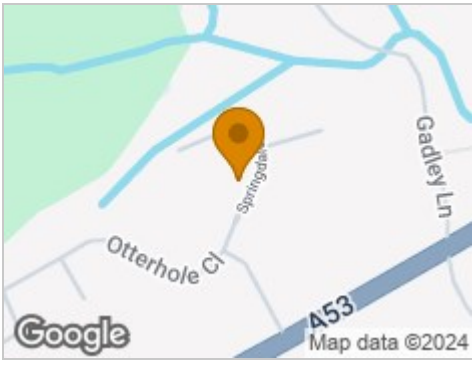
With up and over door, light and power. Approached by a driveway providing off road parking for two vehicles.

#### Gardens

The garden to the rear is mainly laid to lawn with well stocked mature borders with flowers, shrubs and trees. There is a good sized decked area with trellis.



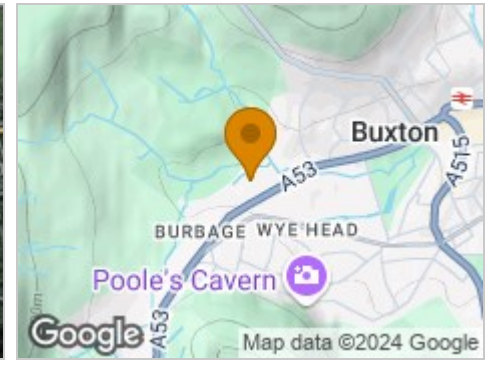
## Road Map



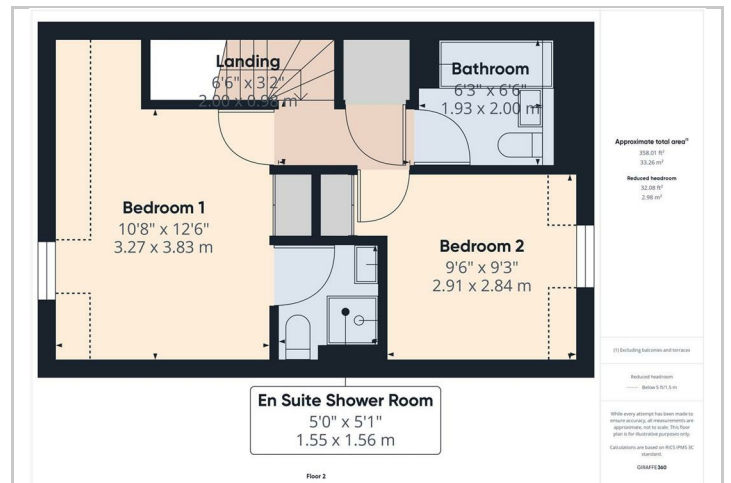
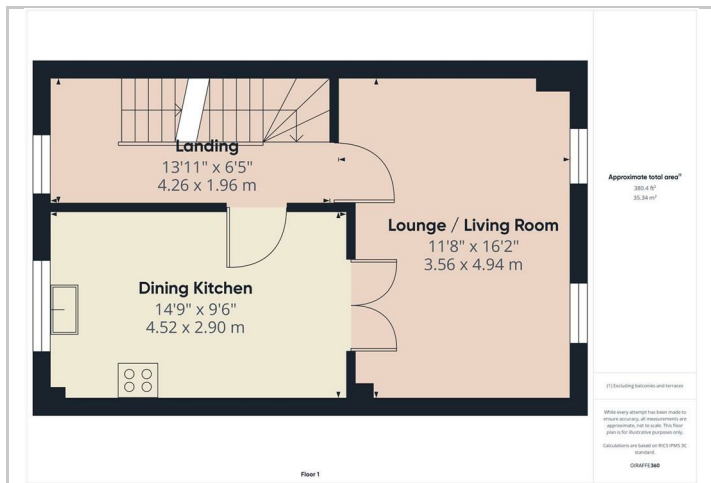
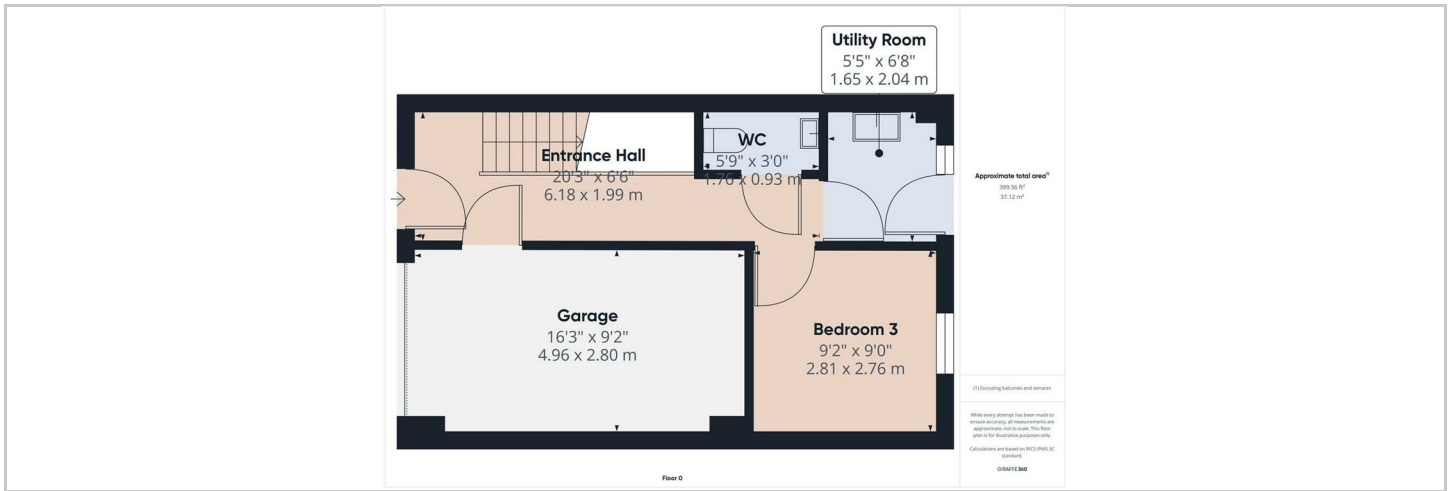
## Hybrid Map



## Terrain Map



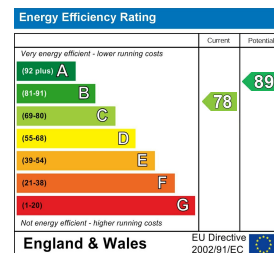
## Floor Plans



## 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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