



31 Knowles Crescent

Buxton, SK17 7LP

£189,950



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Tenure Freehold Council Tax Band C



A well situated two bedroom semi detached bungalow with the benefit of a combi gas fired central heating and uPVC sealed unit double glazing and gardens to the front and rear. Situated in a cul de sac and offered for sale with no onward chain. An internal viewing is highly recommended.

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 into Fairfield Road. After a short while turn right into Queens Road and follow the road as it bears to the left to continue along Queens Road. Bear right at the end into Tongue Lane and take the second left turning into Knowles Crescent. Number 31 is located on the right.

GROUND FLOOR

Entrance Hall

15'5" x 2'9" (4.70m x 0.84m)

With uPVC front entrance door and single radiator. Storage cupboard housing wall mounted Worcester combination central heating and hot water boiler.

Lounge

13'6" x 12'4" (4.11m x 3.76m)

With a uPVC sealed unit double glazed window to the front, glazed door to kitchen and single radiator.

Kitchen

12'4" x 7'1" (3.76m x 2.16m)

Fitted with a range of wooden base and eye level units and working surfaces incorporating a stainless steel four ring gas hob with extractor over. With

integrated oven, 1 1/2 bowl single drainer sink unit with tiled splashbacks, space and plumbing for a washing machine and space for fridge/freezer. With uPVC sealed unit double glazed window to the rear garden and door to side porch.

Side Porch

4'10" x 2'11" (1.47m x 0.89m)

With uPVC door to front and door to rear garden.

Bedroom One

11'8" x 11' (3.56m x 3.35m)

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

Bedroom Two

9'8" x 8'5" (2.95m x 2.57m)

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

Walk in Store Room

8'6" x 4'10" (2.59m x 1.47m)

With loft access and wall mounted shelving.

Bathroom

12'4" x 7'1" (3.76m x 2.16m)

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

OUTSIDE

Garden

To the front of the property there is a lawned garden with flagged pathway. The rear garden has a flagged patio and gravel areas with some shrubs, plants and a fir tree.



Road Map



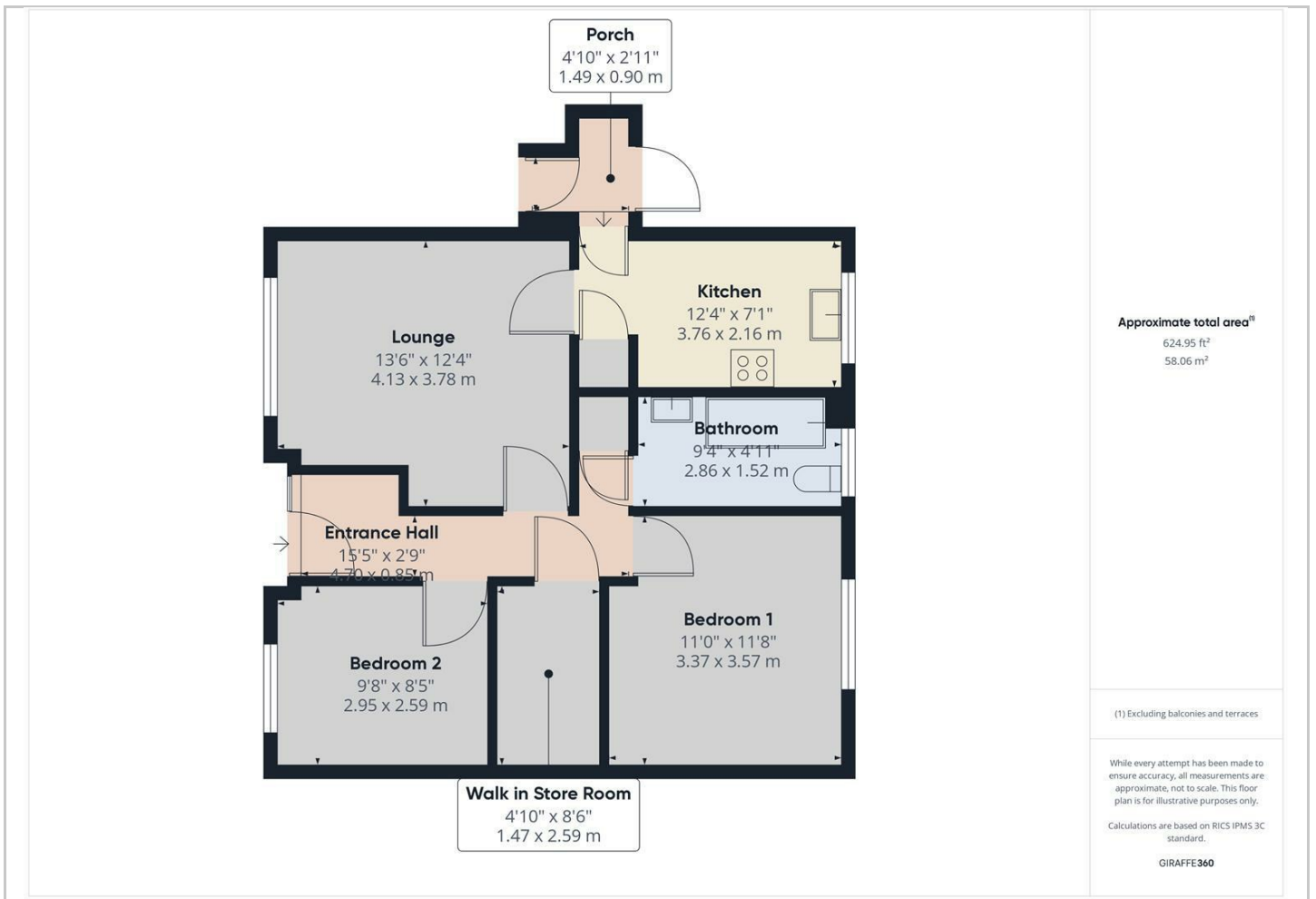
Hybrid Map



Terrain Map



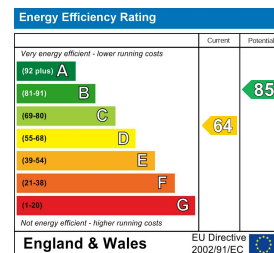
Floor Plan



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



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