



## 9 Sylvan Cliff

Buxton, SK17 6QW

£350,000

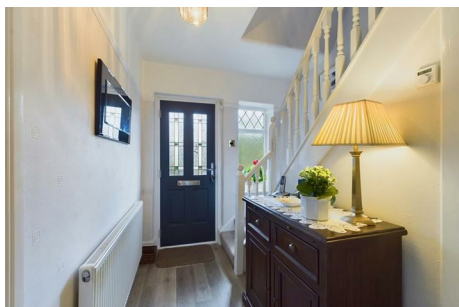




# 9 Sylvan Cliff

Buxton, SK17 6QW

Tenure Freehold Council Tax Band C



Situated in an extremely popular residential location, we are delighted to offer for sale this immaculately presented and appointed three bedroom semi detached family home within easy reach of higher and lower Buxton. The property has manicured gardens both to the front and rear and ample off road parking for several vehicles. Benefitting from combi gas fired heating, uPVC sealed unit double glazing and excellent quality fittings throughout. An internal viewing is highly recommended.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road to the Market Place taking the first left turn onto Market Street. Turn immediate left onto Concert Place which then becomes Hardwick Square South. Continue along Hardwick Square South, which then becomes Silverlands and turn left onto Holker Road. Turn first right onto Sylvan Cliff and number 9 will be found on the left.

## GROUND FLOOR

### Entrance Hall

10'0" x 4'7" (3.05m x 1.40m)

With stairs to first floor, under stairs storage cupboard and wood effect laminate flooring. Telephone point, single radiator, frosted uPVC sealed unit double glazed window to front and composite front door.

### Kitchen

12'1" x 7'3" (3.68m x 2.21m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash back. With space and fitting for a gas cooker,

stainless steel extractor fan and space for a fridge/freezer. Door to dining room, glazed door through into the utility room and uPVC sealed unit double glazed window to rear.

### Utility Room

15'5" x 8'0" (4.70m x 2.44m)

With a range of base units and working surfaces, double radiator, space and plumbing for a washing machine and space for a tumble dryer. Wall mounted Vaillant combination boiler, two sealed unit double glazed windows to outside and door to rear.

### Lounge

14'3" x 11'0" (4.34m x 3.35m)

With decorative marble fireplace surround and mantelpiece over, incorporating a pebble effect living flame electric fire with white marble hearth and back panel. T.V. aerial point, single radiator, two wall light points and uPVC sealed unit double glazed bay window to front.

### Dining Room

With feature decorative wooden fireplace surround and mantelpiece over, incorporating a coal effect living flame gas fire with white marble hearth and back panel. T.V. aerial point, single radiator and uPVC sealed unit double glazed bay window looking to the rear garden.

## FIRST FLOOR

### Half Landing

With sealed unit double glazed window to side.

### Landing

9'5" x 2'7" (2.87m x 0.79m )

With loft access.

### Bedroom One

12'2" x 11'2" (3.71m x 3.40m)

Fitted with a full range of built-in wardrobes, cupboards and chest of drawers etc. A feature cast iron fireplace and mantelpiece over, single radiator, two wall light points and uPVC sealed unit double glazed window to front.

### Bedroom Two

12'3" x 11'1" (3.73m x 3.38m)

Fitted with a full range of built-in wardrobes and cupboards with vanity area, chest of drawers and bedside cabinets etc. A feature cast iron fireplace with mantelpiece over, single radiator and uPVC sealed unit double glazed window overlooking the rear garden.

### Bedroom Three

8'10" x 7'3" (2.69m x 2.21m)

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

### Bathroom

7'1" x 5'9" (2.16m x 1.75m)

Fully tiled throughout and fitted with an excellent quality suite comprising of panelled bath with shower over and shower screen, vanity washbasin with storage below, extractor fan, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window.

### Separate Toilet

4'3" x 3'1" (1.30m x 0.94m)

Half tiled and fitted with a low level w.c., single radiator and frosted sealed unit double glazed window to outside.

### OUTSIDE

To the front of the property there is a gated driveway suitable for the off road parking of a number of vehicles. There is a delightful lawned garden with mature flowerbeds and hedgerows etc. The rear garden is of excellent proportions and mainly laid to lawn with flagged pathways and patio areas, mature hedgerows and flowerbeds, trees and shrubs etc. Wooden garden shed.





Road Map



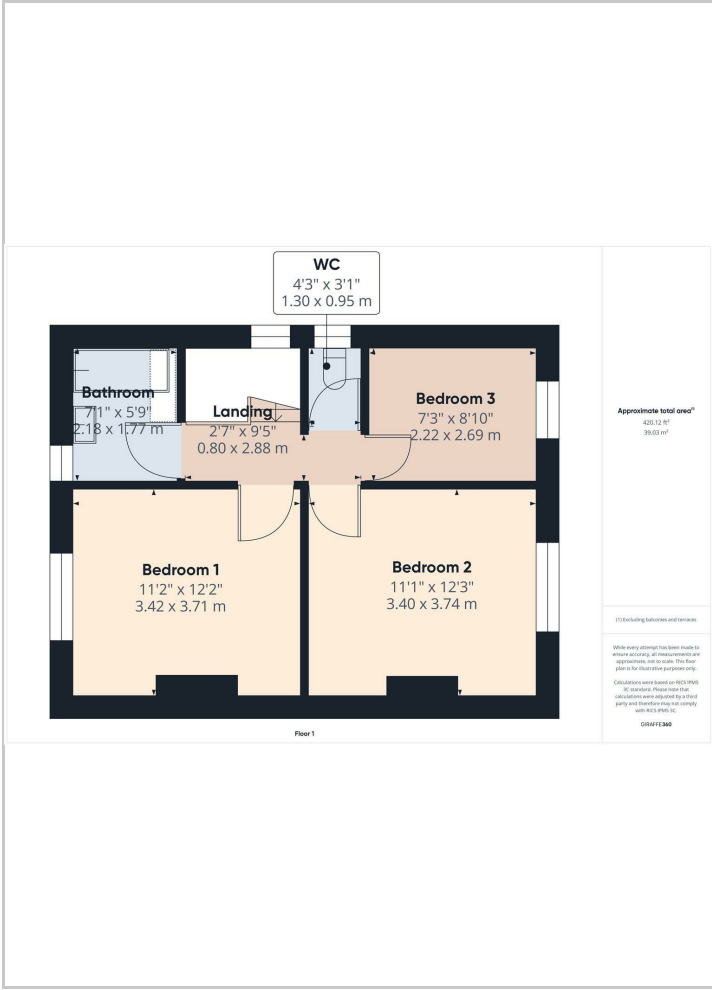
Hybrid Map



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.

Important Notice

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

1. 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.
2. 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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

Energy Efficiency Graph

