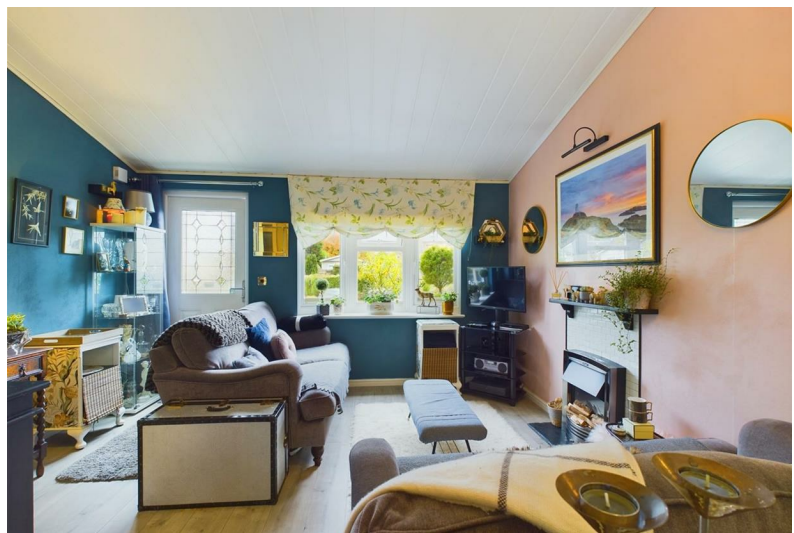




11 Punch Bowl Park Manchester Road

Buxton, SK17 6TA

£169,950



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Buxton, SK17 6TA

Tenure Leasehold Council Tax Band A



- * Stunning two bedroom detached park home bungalow in a woodland setting *
- * Tastefully presented and decorated throughout *
- * Residential Park for the over 40's *
- * Private established yet low maintenance gardens including decked patio to the rear and private driveway *
- * Pet friendly *
- * Separate garden room/home office with power including heating/air conditioning unit *
- * Useful whitewashed boarded loft space and further storage space throughout the home *

Directions:

From our Buxton office turn right and bear left at the roundabout. After a short distance bear right onto Manchester Road, continue along this road up the hill. Follow the road as it bears to the left, then after a short while turn right onto The Punch Bowl Park. Turn left and after a short while number 11 will be seen on the right hand side.

GROUND FLOOR

Lounge/Dining Room

20'9" x 13'0" (6.32m x 3.96m)

Beautifully presented throughout with uPVC front entrance door, uPVC sealed unit double glazed bay window to front, living flame electric fire, two circular feature uPVC sealed unit double glazed windows to side and uPVC sliding patio doors leading out to the verandah. TV aerial point, two double radiators, door to kitchen and slatted bespoke saloon doors to inner hallway.

Kitchen

10'2" x 9'5" (3.10m x 2.87m)

Fitted throughout 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. Integrated stainless steel oven with four ring gas hob and stainless steel extractor over, integrated fridge freezer and integrated washer/dryer. uPVC sealed unit double glazed window to rear and frosted uPVC sealed unit double glazed door to the rear porch. Potterton wall mounted combination central heating and hot water boiler.

Rear Porch

6'2" x 3'0" (1.88m x 0.91m)

With uPVC sealed unit double glazed window and uPVC door to outside.

Inner Hallway

With loft access.

Bedroom One

10'3"x 7'11" (3.12mx 2.41m)

With a built-in mirrored double wardrobe, single radiator and uPVC sealed unit double glazed window to side.

Bedroom Two

10'2" x 5'11" (3.10m x 1.80m)

With single radiator and uPVC sealed unit double glazed window.

Bathroom

Fitted with an excellent quality suite comprising of a panelled bath with mixer shower over and shower screen, low-level wc and pedestal washbasin.

Single radiator, part tiled and uPVC sealed unit double glazed window.

OUTSIDE

Detached Office

8'8" x 7'1" (2.64m x 2.16m)

With light and power, work bench, uPVC front entrance door and two uPVC sealed unit double glazed windows.

Gardens

To the front of the property there is a flagged pathway with patio areas and gravelled areas with many firs, shrubs, trees etc. There is a flagged area to either side of the home leading to the rear. The rear garden backs onto woodland and has a private decked area with a patio, mature borders and a storage shed.



Road Map



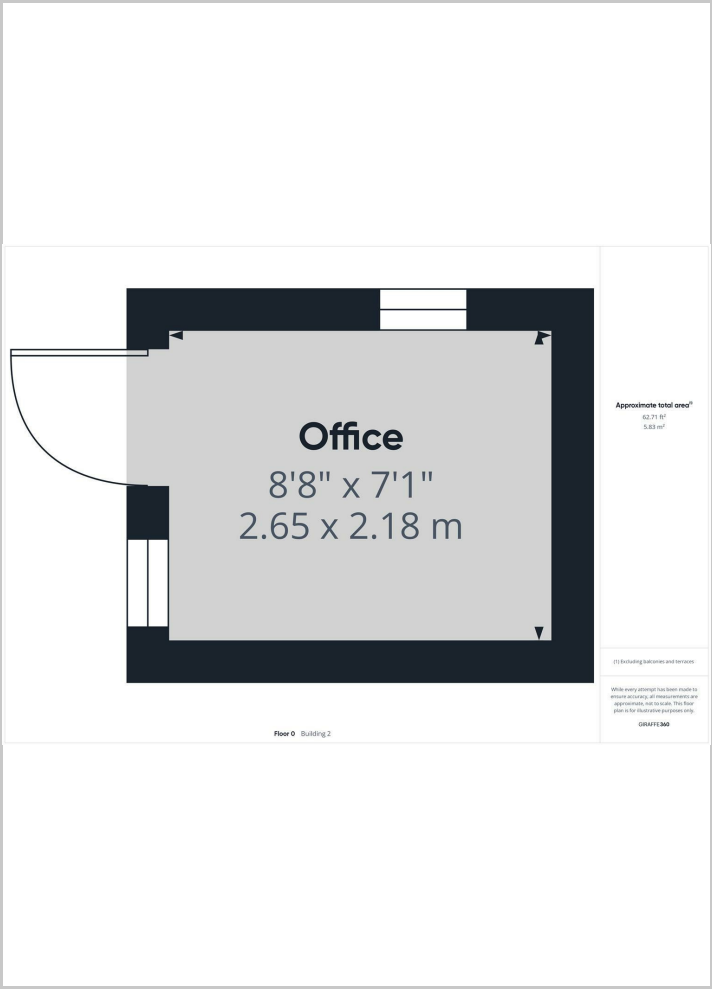
Hybrid Map



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.

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Energy Efficiency Graph

