



6 Hastings Road

Buxton, SK17 9XD

£287,500



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Buxton, SK17 9XD

Tenure Freehold Council Tax Band C



An immaculately presented and appointed extended three bedroom semi detached family home, in this popular and sought after location. Benefitting from uPVC sealed unit double glazing and combination gas fired central heating throughout. With artificial grass lawned gardens to both the front and rear. The property has a garage conversion with light and power, currently used as a beauty room, however would make a perfect home office. Viewing is highly recommended.

DIRECTIONS

From our Buxton office, bear left, proceed up Terrace Road and across the Market Place to the traffic lights. Proceed through the lights into London Road and after a short while in the dip turn right into Harpur Hill Road. Proceed up Harpur Hill Road to the first roundabout and then bear left into Berwick Road. Follow Berwick Road as it bears to the right and after a short while Hastings Road will be seen on the left hand side. Number 6 is immediately on the left.

GROUND FLOOR

Entrance Porch

4'11" x 3'6" (1.50m x 1.07m)

With wall mounted electric heater, and leaded uPVC sealed unit double glazed windows and door.

Lounge

15'9" x 14'5" (4.80m x 4.39m)

With a feature stone fireplace surround and mantel over, incorporating a living flame coal effect gas fire with display lighting. With feature double radiator, uPVC leaded sealed unit double glazed window to front, two wall light points, and stairs to first floor.

Kitchen/Dining Room

21'4" x 14'5" 9"0" to 8'10" (6.50m x 4.39m

2.74m0.00m to 2.69m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a single drainer sink unit with tiled splashbacks. With integrated four ring gas hob with stainless steel extractor over, integrated oven, and space and plumbing for a washing machine. Space for fridge freezer, space and plumbing for a wine cooler/dish washer. Wall mounted Alpha combination central heating and water boiler. With feature radiator and sealed unit French doors leading out to the patio and garden beyond. Frosted uPVC sealed unit double glazed door to side.

FIRST FLOOR

Landing

7'6" x 5'7" (2.29m x 1.70m)

With uPVC sealed unit double glazed window to side and loft access.

Bedroom One

14'1" x 8'2" (4.29m x 2.49m)

With two built in double wardrobes and storage cupboards. Single radiator and leaded uPVC sealed unit double glazed window to front.

Bedroom Two

10'1" x 7'11" (3.07m x 2.41m)

With wood effect laminate flooring, single radiator and uPVC sealed unit double glazed window to rear.

Bedroom Three

7'3" x 5'8" (2.21m x 1.73m)

With leaded uPVC sealed unit double glazed window to front, single radiator and built in storage cupboard.

Bathroom

6'3" x 6'0" (1.91m x 1.83m)

Fully tiled throughout and fitted with an excellent quality suite comprising a panelled bath with shower over and shower screen, low level W.C., and pedestal wash hand basin. With stainless steel heated towel rail, and frosted uPVC sealed unit double glazed window to rear.

OUTSIDE

Garden

To the front of the property there are mature flowerbeds and rockery garden and artificial grass lawn area. The rear garden has artificial grass lawn with flagged pathways patio area for outside seating.

Garage/Office

15'2" x 7'3" (4.62m x 2.21m)

With uPVC sealed unit double glazed window to side and uPVC sealed unit double glazed door and windows to front. With light and power.



Road Map



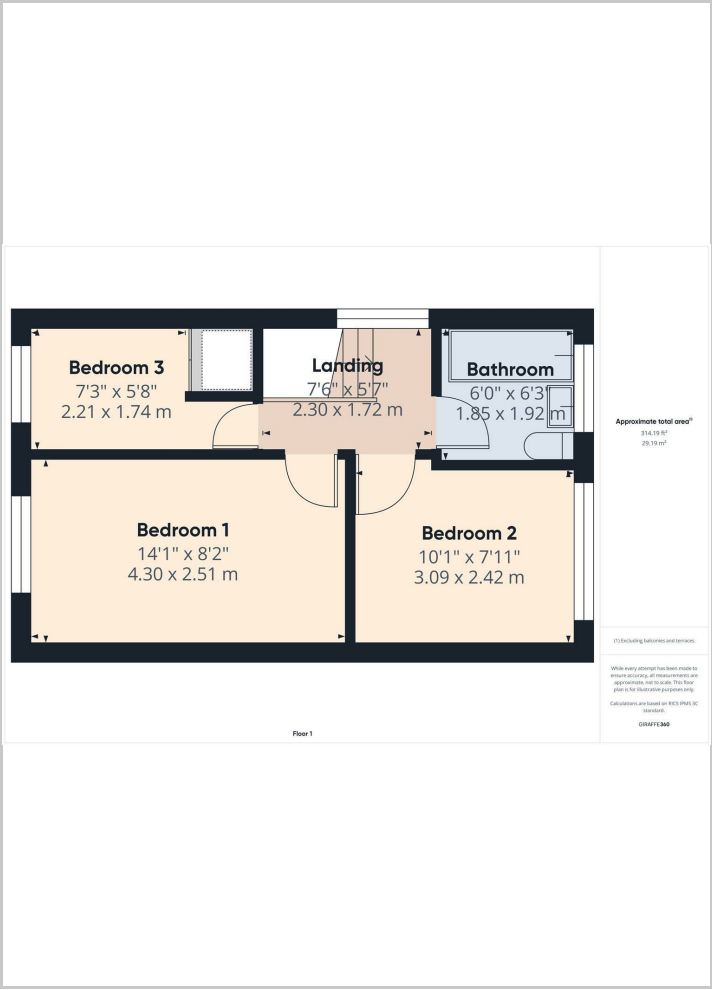
Hybrid Map



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.

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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk

Energy Efficiency Graph

