



Poolecroft 97 Green Lane

Buxton, SK17 9DJ

£625,000



Poolecroft 97 Green Lane

Buxton, SK17 9DJ

Tenure Freehold Council Tax Band F



An impressive and substantial stone semi detached house in this sought after residential area. Ideal for a family and offering well planned and well presented living accommodation with the benefit of double glazing and zoned ground and first floor gas central heating. With four bedrooms, three reception rooms and a cellar. Standing in a plot with gardens to the front and rear, a detached double garage and a driveway for parking and turning. Additional paddock to the rear accessed from the rear garden and with separate access from a lane to the rear. Viewing is highly recommended.

DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Turn left into St Johns Road and left again into Burlington Road. At the end of this road, turn right into Bath Road and proceed straight across Macclesfield Road into College Road. At the end of College Road, turn right into Green Lane. The property can be found after a short while on the left hand side where our For Sale board has been erected.

GROUND FLOOR

Entrance Hall

12'4" x 12'3" (3.76m x 3.73m)

Featuring a decorative wooden fireplace with tiled hearth and inset and a fitted gas fire (disconnected). Entrance door with leaded stained glass panel and leaded stained glass window above. Double radiator, staircase to first floor, under stairs cupboard, plate rack and double glazed windows to front and side.

Inner Hall

Built in cupboard housing alarm control panel.

Lounge

15'9" x 13'10" (4.80m x 4.22m)

Featuring a decorative fireplace with marble inset and hearth and a living flame coal effect gas fire. Decorative ceiling and wall mouldings, plate rack, telephone point and

television aerial point via satellite dish. Double radiator and double glazed bay window to front.

Dining Room

13'11" x 12'9" (4.24m x 3.89m)

Featuring a decorative wooden fireplace with marble inset and hearth and a living flame coal effect gas fire. Plate rack, double radiator and double glazed window to rear.

Breakfast Room

12'4" x 7'9" (3.76m x 2.36m)

Built in cupboard and drawers, dado rail, double radiator and double glazed window to side.

Pantry

Double glazed frosted windows and stairs to the lower ground floor.

Kitchen

11'2" x 7'9" (3.40m x 2.36m)

Fitted with a range of base and wall mounted cupboards with work surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Under cupboard lighting, glass fronted display cupboard, tiled flooring and double radiator. Neff appliances including oven, microwave oven, four ring electric hob, extractor, dishwasher and refrigerator. uPVC double glazed window to rear.

Utility Room

7'11" x 4'11" (2.41m x 1.50m)

With part tiled walls, plumbing for washing machine, vent for tumble dryer and Worcester boiler. Loft access and frosted double glazed door to side.

Wc

With part tiled walls and fitted with a suite comprising wall mounted wash basin and low level wc. Single radiator and uPVC double glazed frosted window with tiled sill.

LOWER GROUND FLOOR

Cellar

Window, light and power.

FIRST FLOOR

Half Landing

Stairs to landing and leaded stained glass window to side.

Landing

Picture rail, loft access and stairs to shower room.

Bedroom One

15'11" x 14' (4.85m x 4.27m)

Picture rail, double radiator, and uPVC double glazed window to front. Vanity wash basin with cupboard under and tiled splashback. Electric shaver point.

Bedroom Two

13'10" x 12'9" (4.22m x 3.89m)

Picture rail, telephone point, single radiator and double glazed window to rear.

Bedroom Three

12'3" x 9'2" (3.73m x 2.79m)

Decorative fireplace, picture rail and single radiator. Telephone point and double glazed window to front.

Bedroom Four

8'6" x 6'8" (2.59m x 2.03m)

Single radiator and double glazed window to rear.

Bathroom

With part tiled walls and fitted with a white suite comprising panel bath with mixer tap, shower attachment

and shower screen, pedestal wash basin and low level wc. Wood effect flooring, single radiator and heated towel rail. Airing cupboard with tank and shelving. Picture rail and frosted double glazed window to side.

Shower Room

Tiled cubicle with folding door and Triton T80 shower. Xpelair.

OUTSIDE

Detached Double Garage

18'4" x 17' (5.59m x 5.18m)

With light and power, up and over door to front and courtesy door to side. Approached by a driveway providing space for parking and turning.

Gardens

There are mature, well kept gardens to the front and rear of the property. At the front is a path and steps with a lawned garden and flowerbeds, shrubs and a hedge. There is a path in between the house and the garage providing gated access to the rear garden which has a pathway, a lawn and borders with a selection of plants and shrubs. There is external lighting and a shed and greenhouse. A gate leads from the garden to the croft at the rear.

Paddock

Beyond the rear garden is an additional piece of land which can be accessed on foot through a gate from the garden or from the lane at the rear.



Road Map



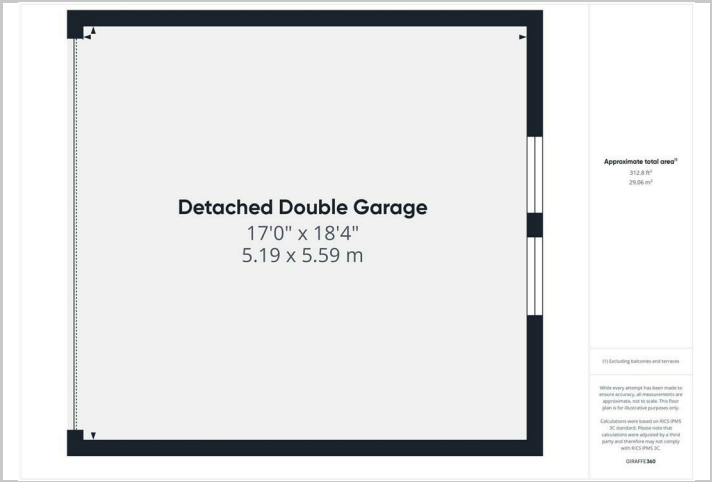
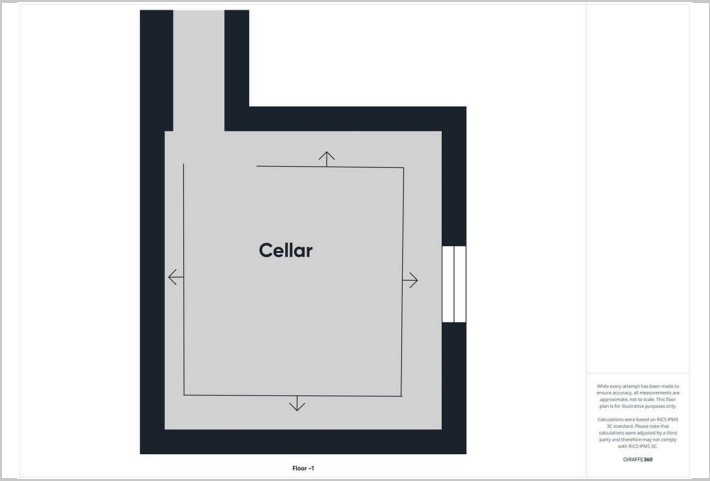
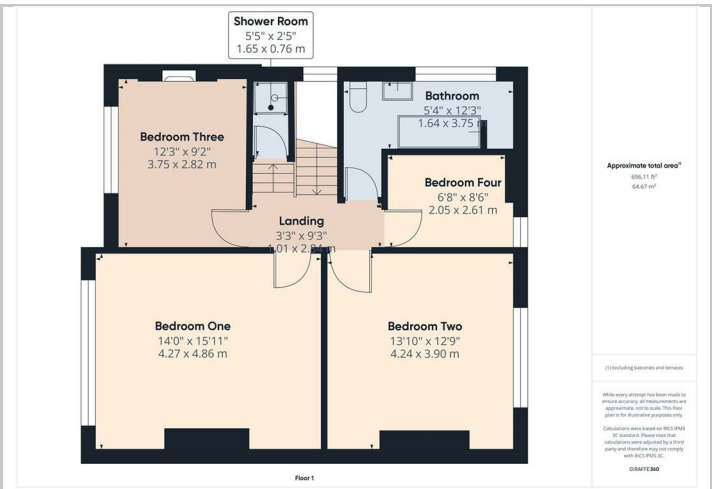
Hybrid Map



Terrain Map



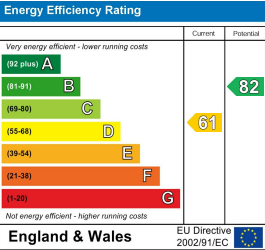
Floor Plans



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

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 www.mellors.org.uk