



1a Queens Road

Buxton, SK17 7EY

£199,950



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Tenure Leasehold Council Tax Band B



A substantial, three bedroom terrace property in a convenient location, just a short distance from the town centre and local amenities. Well presented and benefitting from uPVC sealed unit double glazing and combination gas fired central heating throughout. With good sized storage cellars and a small garden. Viewing is highly recommended.

DIRECTIONS

From our Buxton office, bear right and right again at the roundabout. Proceed along Station Road and travel 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 the property can be found on the right hand side where our For Sale board has been erected.

GROUND FLOOR

Communal Entrance Porch

Shared with one other property. Door leading to 1a Queens Road.

Entrance Hall

14'2" x 2'7" (4.32m x 0.79m)

With decorative tiled flooring, stairs to first floor and single radiator.

Lounge

14'8" x 12'1" (into bay) (4.47m x 3.68m (into bay))

With a feature decorative fireplace surround and mantle with a recess incorporating a cast iron log burning stove. With double radiator and uPVC sealed unit double glazed bay window to front.

Dining Kitchen

13'9" x 9'8" (4.19m x 2.95m)

Fitted with a good quality range of wooden base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated stainless steel oven with four ring ceramic hob and stainless steel extractor over, space and plumbing for a washing machine and space for a fridge/freezer. uPVC sealed unit double glazed window to rear and door to rear hall.

Rear Hall

2'10" x 2'9" (0.86m x 0.84m)

With uPVC sealed unit double glazed door to outside and door to lower ground floor

LOWER GROUND FLOOR

Cellar One

13'9" x 9'1" (4.19m x 2.77m)

With light and power.

Cellar Two

With light and power.

Cellar Three

With light and power.

FIRST FLOOR

Landing

With single radiator, uPVC sealed unit double glazed window to rear and stairs to second floor.

Bedroom One

14'7" x 12'2" (4.45m x 3.71m)

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

Bathroom

13'10" x 7'3" (4.22m x 2.21m)

Fitted with a good quality suite comprising of panelled bath, low level W.C., and pedestal wash hand basin. With a fully tiled and glazed shower cubicle and shower, double radiator, and frosted uPVC sealed unit double glazed window to rear. With stripped wooden flooring and storage cupboard with wall mounted Vaillant combination heating and hot water boiler.

SECOND FLOOR

Landing

14'0" x 6'5" (4.27m x 1.96m)

With Velux sealed unit double glazed loft window.

Bedroom Three

13'11" x 7'0" (4.24m x 2.13m)

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

Bedroom Two

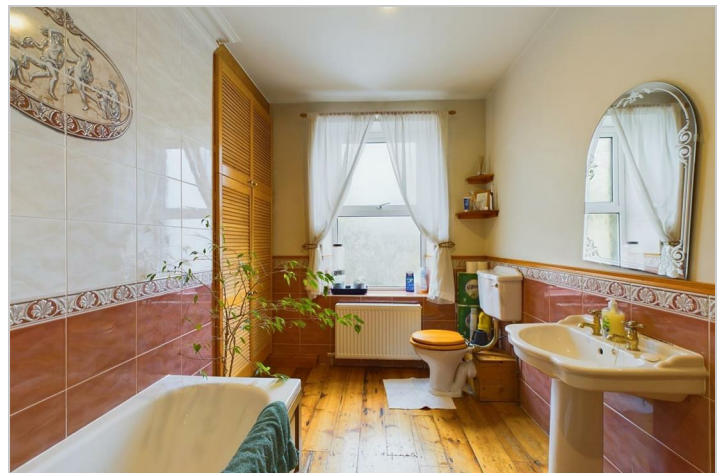
14'8" x 10'11" (4.47m x 3.33m)

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

OUTSIDE

Garden

To the front of the property there is a small garden area with flowers and shrubs etc., and shared flagged pathway. At the rear of the property there is a shared access road with pedestrian access.



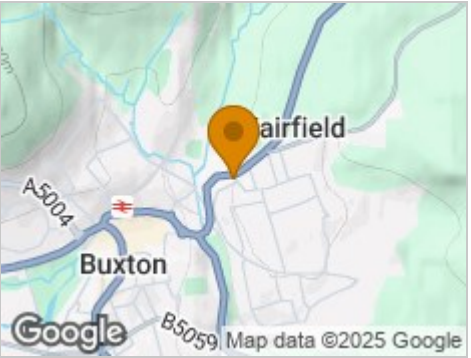
Road Map



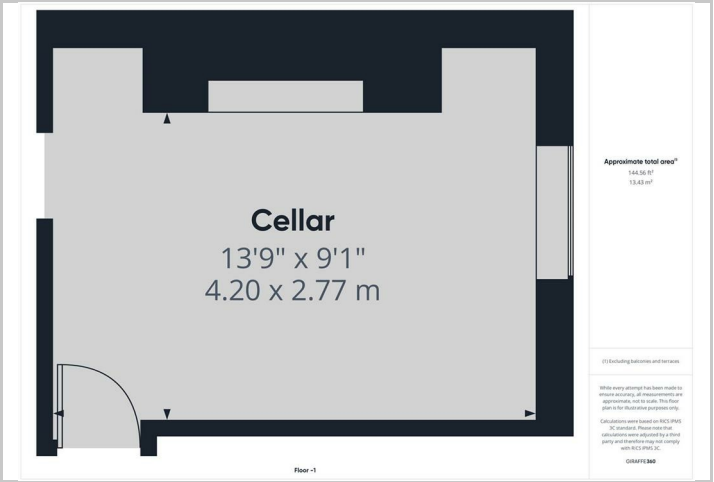
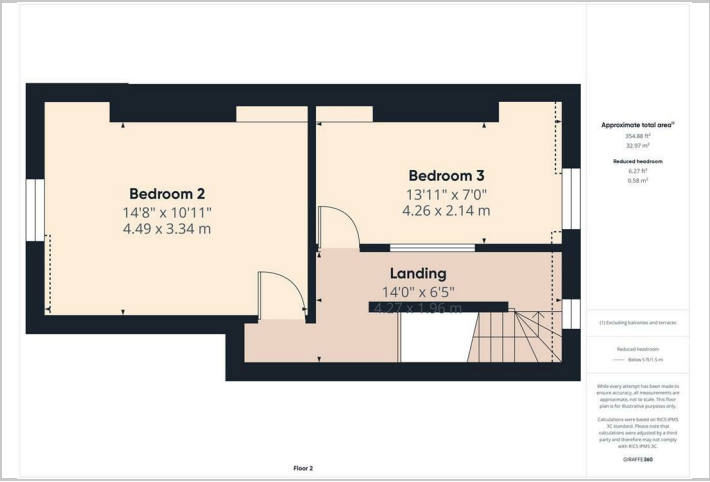
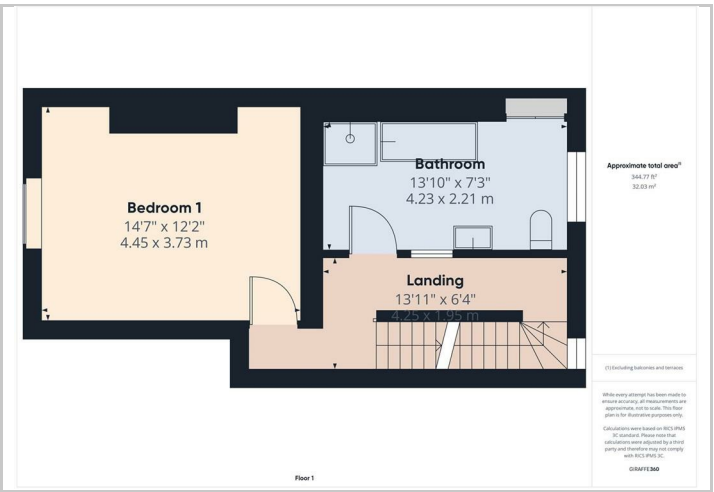
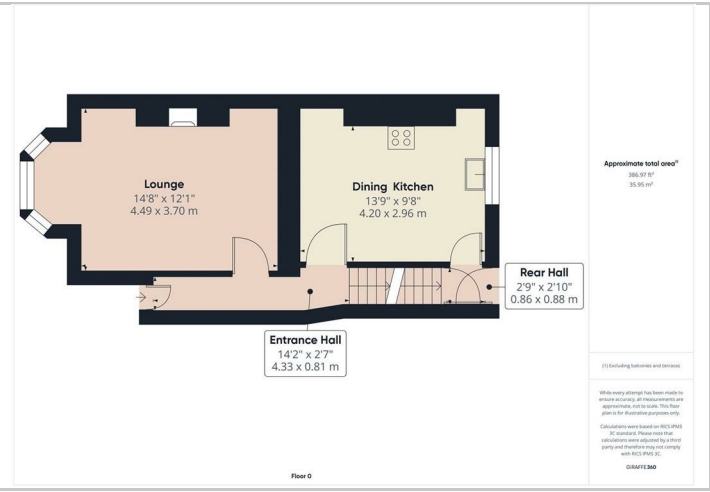
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Important Notice

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Energy Efficiency Graph

