



Cranford 34 White Knowle Road

Buxton, SK17 9NH

£625,000



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Tenure Freehold Council Tax Band E



A substantial stone semi detached house situated on this popular residential road and backing onto countryside. The property is ideal for a family and offers spacious living accommodation arranged over three levels with the added benefit of useful storage cellars to the lower ground floor. Cranford retains many character features and has the benefit of gas fired central heating. Externally, there is a detached garage, driveway parking for several vehicles and gardens to the front and rear. An internal viewing is highly recommended. No onward chain.

DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. Travel straight through the traffic lights into London Road and take the third right turning into White Knowle Road. The property can be found after a short while on the right hand side.

GROUND FLOOR

Entrance Porch

Quarry tiled floor, glazed entrance door, windows to front and side with stained glass leaded lights. Wall light point and leaded stained glass door to entrance hall.

Entrance Hall

Parquet flooring, under stairs storage cupboard, staircase to first floor, picture rail, ceiling coving and double radiator.

Lounge

17'10" x 14'10" (5.44m x 4.52m)

Featuring a decorative fireplace with tiled inset and hearth and open grate. Ceiling coving, picture rail, double radiator and telephone point. Sash windows to front and side and bay to rear with windows and French doors with stained glass leaded lights.

Dining Room

17'4" x 13'11" (5.28m x 4.24m)

Featuring a decorative carved wooden fireplace with tiled and cast iron inset, polished stone hearth and a living flame coal effect gas fire. Double radiator, ceiling coving, picture rail, wooden floorboards and sash bay window to front.

Kitchen

13'6" x 10'7" (4.11m x 3.23m)

Fitted with a range of base and wall mounted cupboards, built in cupboards and wooden work surfaces incorporating a Belfast sink

with mixer tap and tiled splashbacks. Gas Aga (for cooking) set in a tiled recess with decorative surround. Wall mounted servants bell box. Quarry tiled floor and sash window to rear.

Utility Room

13'5" x 5'11" (4.09m x 1.80m)

With fitted cupboards and larder unit and with wooden work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Heated towel rail, quarry tiled floor, electric cooker point and plumbing for a washing machine. Door to stairs to lower ground floor, glazed door to rear garden and secondary glazed sash window. Cupboard housing Worcester Bosch boiler.

Wc

Fitted with a white wash basin and low level wc. Quarry tiled floor and double glazed window.

LOWER GROUND FLOOR

Hallway

With light and power.

Cellar One

16'3" x 13'7" (4.95m x 4.14m)

Sash window, built in sink and tap, chimney breast with grate. With light and power.

Wine Cellar

8'5" x 6' (2.57m x 1.83m)

Light and power, sash window and fitted benches.

Coal Cellar

11'10" x 7'9" (3.61m x 2.36m)

With electric light and coal chute.

FIRST FLOOR

Half Landing

Leaded stained glass sash window to front and stairs to landing.

Landing

Staircase to the second floor, ceiling coving, picture rail and sash window to side.

Bedroom One

17'4" x 13'11" (5.28m x 4.24m)

Featuring a decorative fireplace with tiled inset and hearth. Picture rail, ceiling coving, double radiator and sash bay window to front.

Bedroom Two

14'4" x 12'2" (4.37m x 3.71m)

Featuring a decorative fireplace with tiled inset and hearth. Double radiator and ceiling coving. Sash windows to the front, side and rear with countryside views to the rear.

Bedroom Three

13'5" x 11'5" (4.11m x 3.48m)

Featuring a decorative fireplace with tiled hearth and inset. Built in cupboard, ceiling coving and picture rail. Double radiator and sash window to the rear with countryside views.

Bathroom

With part tiled walls and fitted with a white suite comprising a roll edge bath with claw feet and a shower attachment, pedestal wash basin and high level wc. Fitted cubicle with shower. Single radiator, decorative radiator incorporating towel rail. Manrose extractor and two sash windows to rear with countryside views.

SECOND FLOOR

Half Landing

Stairs to landing and leaded stained glass sash window to front.

Landing

With part sloping ceiling.

Bedroom Four

17'9" x 13'10" (5.41m x 4.22m)

With part sloping ceiling. Decorative fireplace, double radiator and sash window to front. Door to bathroom and door from landing.

Jack and Jill Bathroom

10'9" x 5'10" (3.28m x 1.78m)

Part sloping ceiling. Access from Bedrooms Four and Five. With tiled walls and fitted with a white suite comprising panel bath, pedestal wash basin and low level wc. Tiled and glazed cubicle with shower. Heated towel rail, double radiator, shaver point and double glazed Velux window.

Bedroom Five

13'6" x 7'7" (4.11m x 2.31m)

Part sloping ceiling. Featuring a decorative fireplace. Double radiator, sash window to rear and door to bathroom and door from landing.

Bedroom Six

15'3" x 14'2" (4.65m x 4.32m)

A split level room with pitched roof. Two wall light points, double radiator and double glazed Velux windows to front and rear.

OUTSIDE

Detached Garage

20'5" x 11'11" (6.22m x 3.63m)

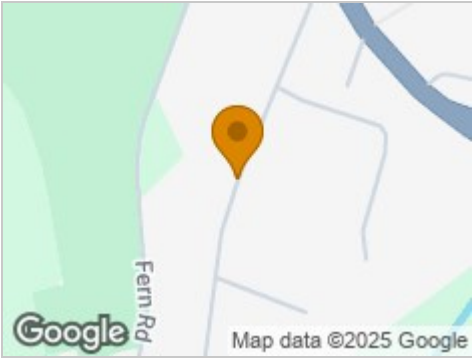
Detached garage with folding double doors to the front, window to side and courtesy door to side. Light and power. Approached by a driveway providing space for off road parking for several vehicles.

Gardens

At the front of the property is a lawn and a pathway and a selection of trees and shrubs. The rear garden is mainly laid to lawn and has a flagged patio and pathway and borders with plants and shrubs. There are open views to the fields at the rear.



Road Map



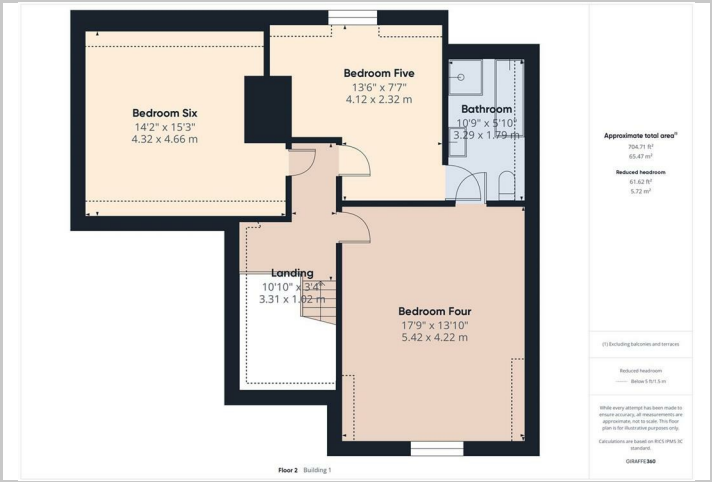
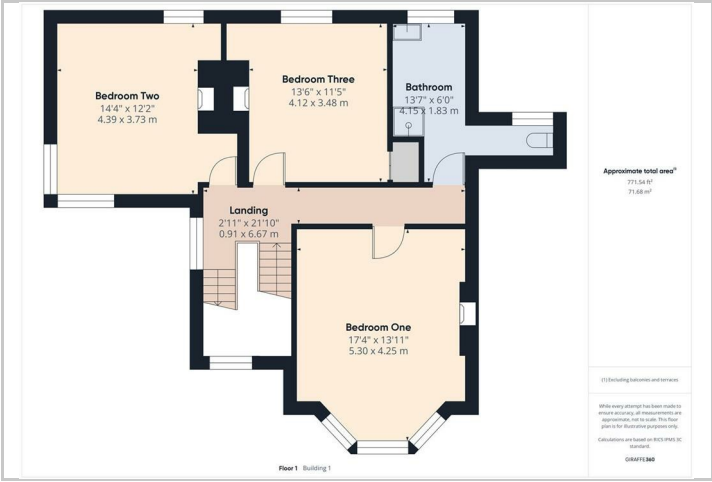
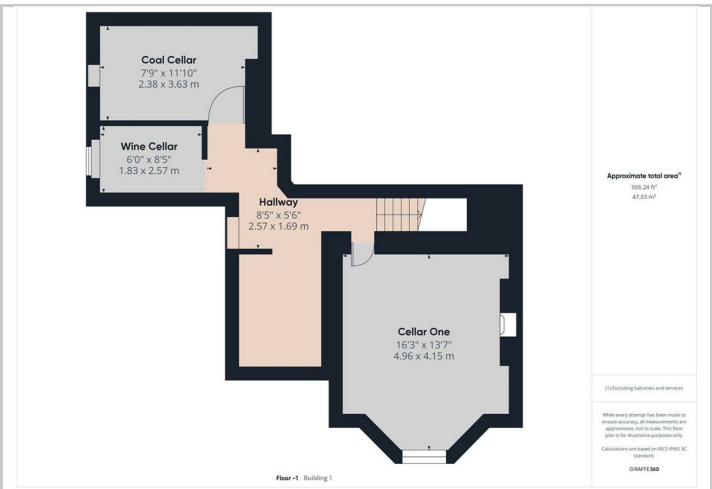
Hybrid Map



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.

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Energy Efficiency Graph

