



## 7 Silkstone Crescent

Buxton, SK17 9GJ

£285,000



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Tenure Freehold Council Tax Band C



We are delighted to offer for sale this stunningly presented and appointed three bedroom, two bathroom semi detached family home situated on the edge of this popular development backing onto open fields. Still under Builders' warranty this beautiful home has been improved by our clients to an exceptionally high standard with superb quality kitchen fitments, integrated appliances and excellent quality suites to the two bathrooms and downstairs cloakroom. The rear garden has been landscaped with delightful seating areas and there is off road parking for two vehicles. Benefitting from uPVC sealed unit double glazing and combi gas fired central heating throughout, this beautiful home should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road, across the Market Place to the London Road traffic lights. Continue across the junction and follow London Road turning right in the dip into Harpur Hill Road. Proceed along this road to the top which then becomes Burlow Road, after a short while turn left into Quartz Drive. Follow Quartz Drive as it bears to the right and as it bears to the left. Continue along Quartz Drive to the junction of Lime Kiln Way and bear right. After a short while turn left into Silkstone Crescent and No 7 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

8'11" x 3'4" (2.72m x 1.02m)

Single radiator and stairs to first floor.

### Cloakroom

5'3" x 3'0" (1.60m x 0.91m)

With low level w.c., pedestal washbasin and extractor fan.

### Lounge

16'0" x 11'8" (4.88m x 3.56m)

With T.V. aerial point, double radiator, uPVC sealed unit double glazed window to front and uPVC sealed unit double glazed window to side.

### Dining/Kitchen

15'0" x 10'5" (4.57m x 3.18m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel one and a half bowl sink unit. With an integrated four ring ceramic hob with stainless steel extractor over, integrated stainless steel oven and integrated fridge/freezer, washing machine and dishwasher. Ideal Logic combination central heating and hot water boiler and good sized under stairs storage cupboard/pantry. With uPVC sealed unit double glazed window and uPVC sealed unit double glazed French doors leading out to the patio and garden beyond.

## FIRST FLOOR

### Landing

12'0" x 6'2" (3.66m x 1.88m)

With good sized storage cupboard, single radiator and loft access.

### Bedroom One

11'7" x 8'5" (3.53m x 2.57m)

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

### En-Suite Shower Room

8'4" x 4'4" (2.54m x 1.32m)

With fully tiled and glazed walk-in double shower unit and shower, low level w.c., pedestal washbasin, a feature radiator, extractor fan and frosted uPVC sealed unit double glazed window to side.

### Bedroom Two

10'1" x 8'6" (3.07m x 2.59m)

With single radiator and uPVC sealed unit double glazed window to rear with views to open fields.

### Bedroom Three

8'7" x 6'2" (2.62m x 1.88m)

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

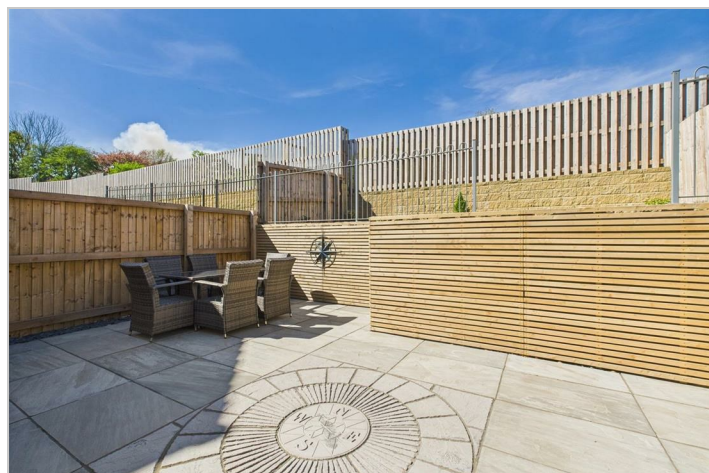
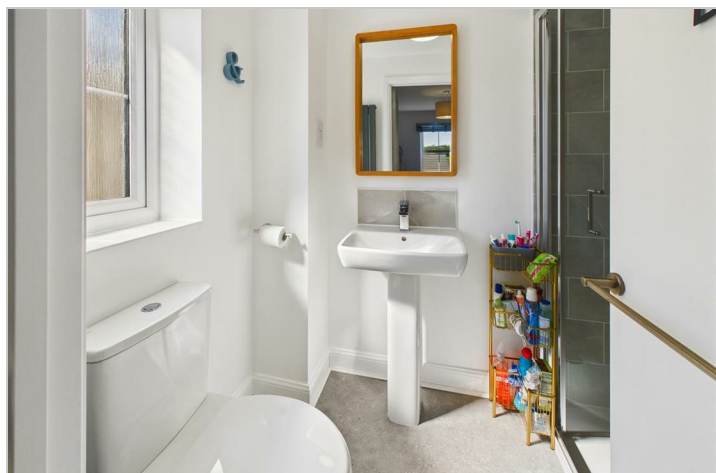
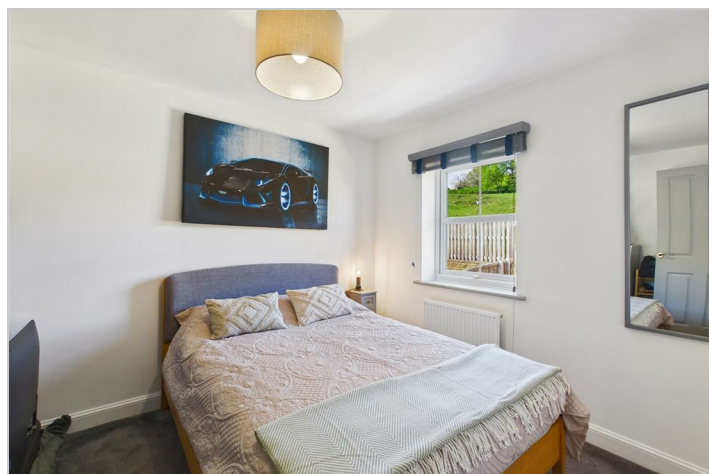
### Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Fitted with an excellent quality suite comprising of panelled bath with shower over and shower curtain, low level w.c. and pedestal washbasin. With stainless steel heated towel rail, extractor fan and frosted uPVC sealed unit double glazed window.

### OUTSIDE

To the front of the property there are flagged pathways and areas of stone chippings for ease of maintenance. There is a Tarmacadam driveway suitable for the off road parking of two vehicles. The rear garden is mainly flagged with good sized seating patio areas with steps leading up to a further garden area which has stone chippings.



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

