



## 5 Hereford Close

Buxton, SK17 9PH

Offers Around £345,000





# 5 Hereford Close

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Tenure Freehold Council Tax Band C



We are delighted to offer for sale this substantially extended five bedroom, two bathroom, two reception property with sizeable double car port and substantial detached double garage with light and power. Although in need of some upgrading and modernisation, this property offers extensive family accommodation with gardens front and rear and driveway parking in a cul-de-sac location, on this highly popular development. The property benefits from uPVC sealed unit double glazing and combi gas fired central heating throughout, and it is an ideal opportunity for the discerning purchaser to acquire this fantastic family home which can be upgraded to personal taste. An early viewing is highly recommended.

## DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road, across the Market Place to the London Road traffic lights. Continue through the junction and follow the road for a short while. Turn right in the dip and proceed up Harpur Hill Road. Continue along Harpur Hill Road to the first roundabout and turn left into Berwick Road. Turn immediate right into Hereford Road and immediate right into Hereford Close. No. 5 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

5'8" x 4'5" (1.73m x 1.35m)

With double radiator, stairs to first floor and uPVC front entrance door.

### Lounge area

14'1" x 12'3" (4.29m x 3.73m)

With stone fireplace surround and mantelpiece over, double radiator, single radiator and uPVC sealed unit double glazed window to front.

### Dining Room

21'11" x 8'4" (6.68m x 2.54m)

With double radiator, uPVC sealed unit double glazed window to rear and uPVC sealed unit double glazed French doors leading out to the garden.

### Kitchen

15'2" x 8'5" (4.62m x 2.57m)

Fitted with a range of base and eye level units and working surfaces, incorporating a one and a half bowl single drainer sink unit. Space and fitting for an electric oven, space and plumbing for a washing machine, space and plumbing for a dishwasher and space for a larger fridge. Double radiator, under stairs storage pantry and uPVC sealed unit double glazed window to rear.

### Inside Porch

With tiled floor, half tiled throughout and frosted uPVC sealed unit double glazed door leading out to the double car port.

### Cloakroom

4'4" x 3'5" (1.32m x 1.04m)

With low-level w.c., wall mounted washbasin, stainless steel heated towel rail, tiled flooring, half tiled and frosted uPVC sealed unit double glazed window to rear.

## FIRST FLOOR

### Landing

6'8" x 3'9" (2.03m x 1.14m)

With single radiator and loft access.

### Bedroom One

11'7" x 9'5" (3.53m x 2.87m)

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

### Wet Room

8'4" x 3'1" (2.54m x 0.94m)

Fully tiled wet room with walk-in shower cubicle and shower, pedestal washbasin, low level w.c and frosted uPVC sealed unit double glazed window.

### Bedroom Two

10'7" x 10'7" (3.23m x 3.23m)

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

### Bedroom Three

10'8" x 8'6" (3.25m x 2.59m)

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

### Bedroom Four

12'10" x 7'7" (3.91m x 2.31m)

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

### Bedroom Five

6'8" x 6'5" (2.03m x 1.96m)

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

### Bathroom

7'5" x 6'5" (2.26m x 1.96m)

Fitted with a panelled bath with shower over and shower screen, pedestal washbasin and low-level w.c. Fully tiled throughout, heated towel rail, extractor fan and cupboard housing a wall mounted Alpha combination central heating and hot water boiler.

## OUTSIDE

### Car Port

23'0" x 13'1" (7.01m x 3.99m)

With remote up and over roller garage door, light and power.

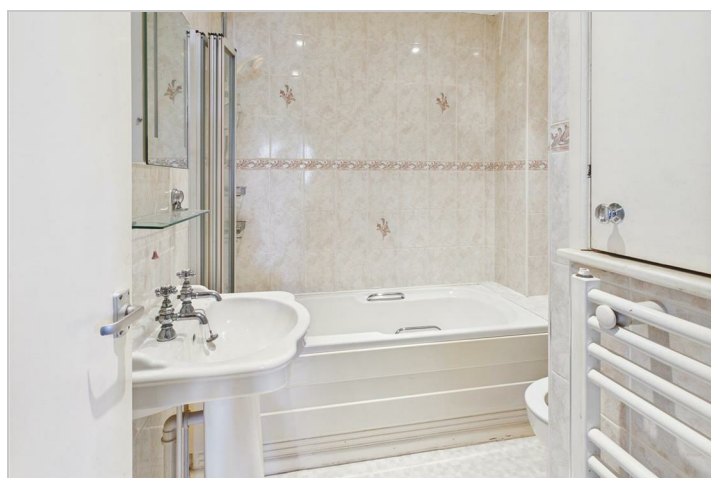
### Double Garage

19'4" x 16'1" (5.89m x 4.90m)

With metal up and over door, light and power, two windows and door to outside.

## GARDENS

To the front of the property there is a lawned garden with mature borders and block paved pathways. There is a Tarmacadam driveway suitable for the off road parking of vehicles. The rear garden is mainly laid to lawn with a Tarmacadam parking area and a greenhouse.





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

