



## 8 Crowstones

Buxton, SK17 6NZ

£360,000





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Tenure Freehold Council Tax Band C



A beautifully appointed and presented four bedroom, two reception family home centrally situated in the town within easy reach of the town centre's many amenities. With excellent quality fittings throughout, the property benefits from uPVC sealed unit double glazing and combi gas fired central heating. With lower ground floor storage cellars and good sized flagged seating area to the rear, this beautiful family home should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Turn left into Dale Road and follow the road. After a short while turn right into Crowstones and No. 8 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Porch

4'0" x 3'2" (1.22m x 0.97m)

With uPVC sealed unit double glazed door and windows and tiled flooring. Door to main hallway.

### Entrance Hall

17'7" x 3'7" (5.36m x 1.09m)

With engineered wood flooring, ceiling cornice, single radiator and stairs to first floor.

### Lounge

15'11" x 12'11" (4.85m x 3.94m)

With a feature decorative wooden fireplace surround and mantelpiece over, incorporating a coal effect living flame gas fire. With engineered wood flooring, double radiator, ceiling cornice, picture rail, T.V. aerial point and uPVC sealed unit double glazed bay window to front.

### Dining Room

12'11" x 11'7" (3.94m x 3.53m)

With engineered wood flooring, Victorian style radiator, built-in storage cupboards and uPVC sealed unit double glazed window to rear. Door to kitchen.

### Kitchen

11'7" x 8'1" (3.53m x 2.46m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a Neff stainless steel oven with Neff four ring stainless steel gas hob and stainless steel extractor over. Single drainer sink unit, integrated dishwasher, two uPVC sealed unit double glazed windows to side and frosted uPVC sealed unit double glazed door to outside. Wood effect laminate flooring and door to cellar.

## FIRST FLOOR

### Landing

8'8" x 6'1" (2.64m x 1.85m)

With stairs to second floor and single radiator.

### Bedroom One

17'2" x 13'2" (5.23m x 4.01m)

With decorative stone fireplace surround with open grate, double radiator and two uPVC sealed unit double glazed windows to front.

### Bedroom Two

13'0" x 10'7" (3.96m x 3.23m)

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

### Bathroom

8'0" x 7'10" (2.44m x 2.39m)

With a free standing claw foot bath, double glazed and Mermaid board double shower unit and shower, single radiator and extractor fan. Half tiled walls and frosted uPVC sealed unit double glazed window.

### Cloakroom

4'3" x 3'0" (1.30m x 0.91m)

With high-level W.C. and frosted uPVC sealed unit double glazed window.

## SECOND FLOOR

### Landing

8'2" x 5'6" (2.49m x 1.68m)

With Velux sealed unit double glazed loft window, access to eaves storage and loft access.

### Bedroom Three

16'0" x 13'3" (4.88m x 4.04m)

With feature cast iron fireplace, double radiator and uPVC sealed unit double glazed window.

### Bedroom Four

12'11" x 11'2" (3.94m x 3.40m)

With feature cast iron fireplace, double radiator and Velux sealed unit double glazed loft window.

## LOWER GROUND FLOOR

### Hallway

19'11" x 2'9" (6.07m x 0.84m)

### Cellar Room One

12'6" x 11'11" (3.81m x 3.63m)

With light and power and wall mounted Vaillant combination central heating and hot water boiler.

### Cellar Room Two

12'4" x 10'8" (3.76m x 3.25m)

With light and power.

## OUTSIDE

To the front of the property the front garden is gated with a flagged pathway with mature shrubs and bushes etc. To the rear of the property there is a good sized flagged yard area and decked seating area.



Road Map



Hybrid Map



Terrain Map



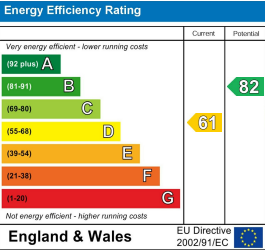
Floor Plans



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.

Energy Efficiency Graph



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