



## 3 Turncliffe Close

Buxton, SK17 9BN

£299,950





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Tenure Freehold Council Tax Band G



A very well presented two bedroom semi-detached bungalow situated on a cul-de-sac location in this popular residential area. The property benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. Externally, there are lawned gardens both front and rear, a detached garage and driveway parking for several vehicles. Offered for sale with no onward chain. An internal inspection is highly recommended.

## DIRECTIONS:

From our Buxton office bear right and then left at the Spring Gardens roundabout. Follow the road continuing straight onto St Johns Road, past the Pavilion Gardens and then turn left onto Burlington Road. Proceed to the end of this road and bear right onto Bath Road and at the crossroads, proceed straight across onto College Road and immediate right onto Temple Road. Follow this road which then becomes Milldale Avenue. Proceed along this road and turn right onto Hargate Road and left onto Turncliffe Close where number 3 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

10'0" x 3'0" (3.05m x 0.91m)

With frosted uPVC front entrance door, single radiator and wood effect laminate flooring.

### Storage Cupboard

With space and plumbing for a washing machine.

### Kitchen

11'4" x 7'8" (3.45m x 2.34m)

Fitted with a good quality range of base and eye level

units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back. With integrated stainless steel oven with four ring gas stainless steel hob and extractor over. With integrated larder fridge, breakfast bar, single radiator and wall mounted Ideal Logic combination boiler. uPVC sealed unit double glazed window to rear garden and frosted uPVC sealed unit double glazed door to side.

### Lounge

17'9" x 10'6" (5.41m x 3.20m)

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

### Bedroom One

12'9" x 10'0" (3.89m x 3.05m)

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

### Bedroom Two

10'8" x 9'2" (3.25m x 2.79m)

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

### Bathroom

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

Fitted with a good quality suite comprising a panelled bath with shower over and shower screen, pedestal washbasin and low-level w.c. Frosted uPVC sealed unit double glazed window and heated towel rail.

## OUTSIDE

### Garage

20'1" x 8'4" (6.12m x 2.54m)

With metal up and over door.

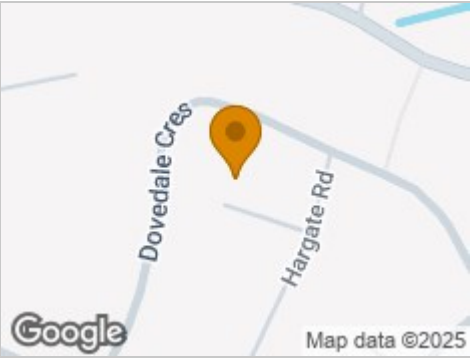
### Garden and Parking

To the front of the property there is a lawned garden with mature borders, flagged driveway suitable for the off road parking of a number of vehicles leading to a single garage.

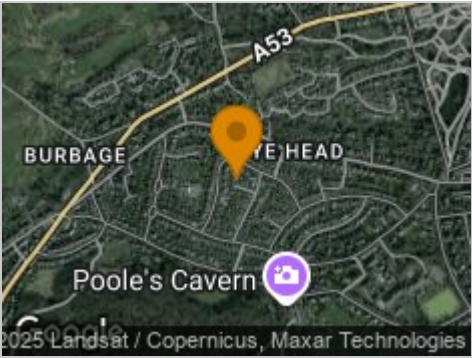
The rear garden is mainly laid to lawn with seating areas.



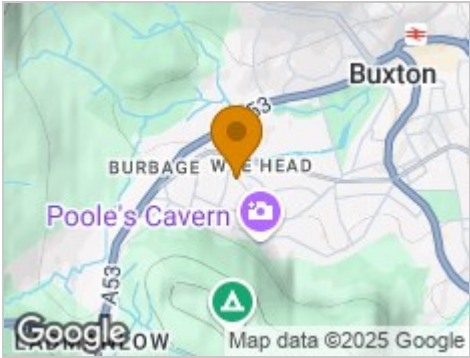
Road Map



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

