



## 29 Errwood Avenue

Buxton, SK17 9BD

£465,000





# 29 Errwood Avenue

Buxton, SK17 9BD

Tenure Freehold Council Tax Band E



We are delighted to offer for sale this extremely well presented four bedroom, two reception extended detached family home in this popular residential location. The property has been well maintained and has good quality fittings throughout and benefits from uPVC sealed unit double glazing throughout and gas fired central heating. There is ample off road parking as well as a single garage and delightful well stocked and maintained lawned gardens to both the front and rear. An internal inspection is highly recommended. NO ONWARD CHAIN.

## DIRECTIONS

From our Buxton office turn right and bear left at the roundabout. Turn left into St. Johns Road and after a short while turn left into Burlington Road. Proceed to the end of Burlington Road and turn right into Bath Road. Proceed straight across Macclesfield Road into College Road and turn right into Temple Road. Turn right into Ecclesbourne Drive and left into Errwood Avenue. The property can be found after a short while on the left hand side.

## GROUND FLOOR

### Porch

4'8" x 4'7" (1.42m x 1.40m)

With tiled flooring and electric wall mounted heater.

### Entrance Hall

12'10" x 5'2" (3.91m x 1.57m)

With wood effect laminate floor, double radiator, storage cupboard and telephone point.

### Dining/Kitchen

10'11" x 9'11" (3.33m x 3.02m)

With tiled walls and fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer

sink unit with tiled splashbacks. With an integrated fridge/freezer, space and plumbing for a dishwasher and space and fitting for an oven. With stainless steel extractor fan, uPVC sealed unit double glazed window to rear and frosted uPVC double glazed door to side.

### Sitting Room

11'4" x 9'9" (3.45m x 2.97m)

With single radiator and sliding uPVC sealed unit double glazed patio doors out to the patio and garden beyond.

### Lounge/Dining Room

27'3" x 10'6" (8.31m x 3.20m)

### Lounge

With a feature decorative wooden fireplace and surround and mantel over, incorporating a coal effect living flame gas fire with marble inset and marble hearth. With two leaded frosted windows to side and uPVC sealed unit double glazed bay window to front. Double radiator and two wall light points.

### Dining Area

With uPVC sealed unit double glazed picture window to the rear garden, single radiator and frosted uPVC sealed unit double glazed door to outside.

### Half Landing

### Cloakroom

5'9" x 2'4" (1.75m x 0.71m)

With tiled walls and fitted with low level W.C., and wall mounted wash hand basin. With frosted window.

## FIRST FLOOR

### Landing

14'0" x 4'6" (4.27m x 1.37m)

With uPVC sealed unit double glazed window to front, airing cupboard with tank and shelving and loft access.

Tel: 01298 24383

### Bedroom One

12'3" x 11'0" (3.73m x 3.35m)

With single radiator, uPVC sealed unit double glazed window looking to the rear garden and uPVC sealed unit double glazed window to side.

### Bedroom Two

12'10" x 9'9" (3.91m x 2.97m)

Double radiator and two uPVC sealed unit double glazed windows.

### Bedroom Three

12'1" x 8'0" (3.68m x 2.44m)

With uPVC sealed unit double glazed window to rear, single radiator and glazed and Mermaid board cubicle with shower.

### Bedroom Four

9'10" x 6'10" (3.00m x 2.08m)

With two uPVC sealed unit double glazed windows, single radiator and loft access.

### Shower Room

7'8" x 5'9" (2.34m x 1.75m)

Fully tiled and fitted with a glazed and fully tiled shower cubicle and shower, low level W.C., bidet, and pedestal wash hand basin. With storage cupboard, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window to side.

## OUTSIDE

### Integral Garage

15'3" x 8'0" (4.65m x 2.44m)

With light and power, metal up and over door, uPVC sealed unit double glazed window to side. Wall mounted Alpha central heating boiler. With space and plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer.

### Gardens and Driveway

To the front of the property there is Tarmacadam driveway suitable for the off road parking of a number of vehicles and a lawned garden with mature flowerbeds, shrubs, trees and hedgerows etc. To the rear of the property there is a delightful lawned garden with flagged patio areas and many mature flowers, trees, shrubs etc.





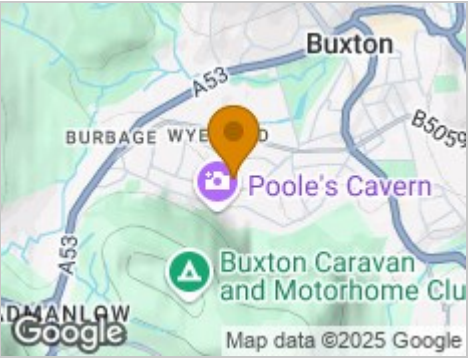
Road Map



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.

**Important Notice**  
Mellors Estate Agents, their solicitors and joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.  
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: [info@mellors.org.uk](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

Energy Efficiency Graph

