



47 Amberley Drive

Buxton, SK17 9PF

£315,000



47 Amberley Drive

Buxton, SK17 9PF

Tenure Freehold Council Tax Band



Set in an extremely generous plot, we are delighted to offer for sale this three bedroom spacious detached bungalow in this highly popular residential location. Benefitting from uPVC sealed unit double glazing and combi gas fired central heating throughout, the property benefits from a detached garage and well maintained gardens, both front and rear. With off road parking for a substantial number of vehicles, situated on a corner plot. A viewing is highly recommended.

DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road, across the Market Place and continue across the London Road traffic lights, following this road and turn right in the dip at the signpost for Harpur Hill. Proceed up Harpur Hill Road and take first left into Berwick Road and first left again into Amberley Drive. Follow this as it bears around to the right. No. 47 can be seen on the left.

GROUND FLOOR

Entrance Porch

4'8" x 3'4" (1.42m x 1.02m)

With single radiator and stained glass uPVC sealed unit double glazed front entrance door.

Lounge/Dining Room

21'9" x 10'4" (6.63m x 3.15m)

With decorative marble fireplace surround and mantel over, incorporating a gas fire. With uPVC sealed unit double glazed bay window to front and frosted uPVC sealed unit double glazed window to side.

Kitchen

12'8" x 9'11" (3.86m x 3.02m)

Fitted with a good quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with splasbacks. With integrated Neff oven, integrated Neff microwave, integrated dishwasher and stainless steel four ring gas hob with extractor over. With space and plumbing for a washing machine, integrated Zanussi fridge/freezer and storage cupboard with shelving and housing a Worcester combination central heating and hot water boiler. uPVC sealed unit double glazed window to front and glazed door to side porch.

Side Porch

6'4" x 6'2" (1.93m x 1.88m)

With a wall mounted electric heater, uPVC sealed unit double glazed throughout and uPVC door to front and rear.

Bedroom One

14'2" x 10'2" (4.32m x 3.10m)

With a full range of floor to ceiling built-in wardrobes and cupboards and chest of drawers with vanity area. With single radiator and uPVC sealed unit double glazed window to rear.

Bedroom Two

11'1" x 9'11" (3.38m x 3.02m)

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

Bedroom Three

9'10" x 5'0" (3.00m x 1.52m)

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

Bathroom

6'10" x 5'11" (2.08m x 1.80m)

Fitted with an excellent quality suite comprising a panelled bath with shower over and shower screen, vanity wash-hand basin with cupboard below and low-level suite W.C. With stainless steel heated towel rail and frosted uPVC sealed unit double glazed window to side.

Garage

16'10" x 8'7" (5.13m x 2.62m)

With metal up-and-over door and light and power.

OUTSIDE

To the front of the property there is a good sized lawned garden, while to the left hand side there is a flagged driveway suitable for the off-road parking of a number of vehicles leading to the single garage. To the right hand side of the property there is a large Tarmacadam area suitable for the off-road parking of a number of vehicles.

Rear Garden

The rear garden is mainly laid to lawn with flagged pathways and mature flower beds with shrubs and bushes etc.



Road Map



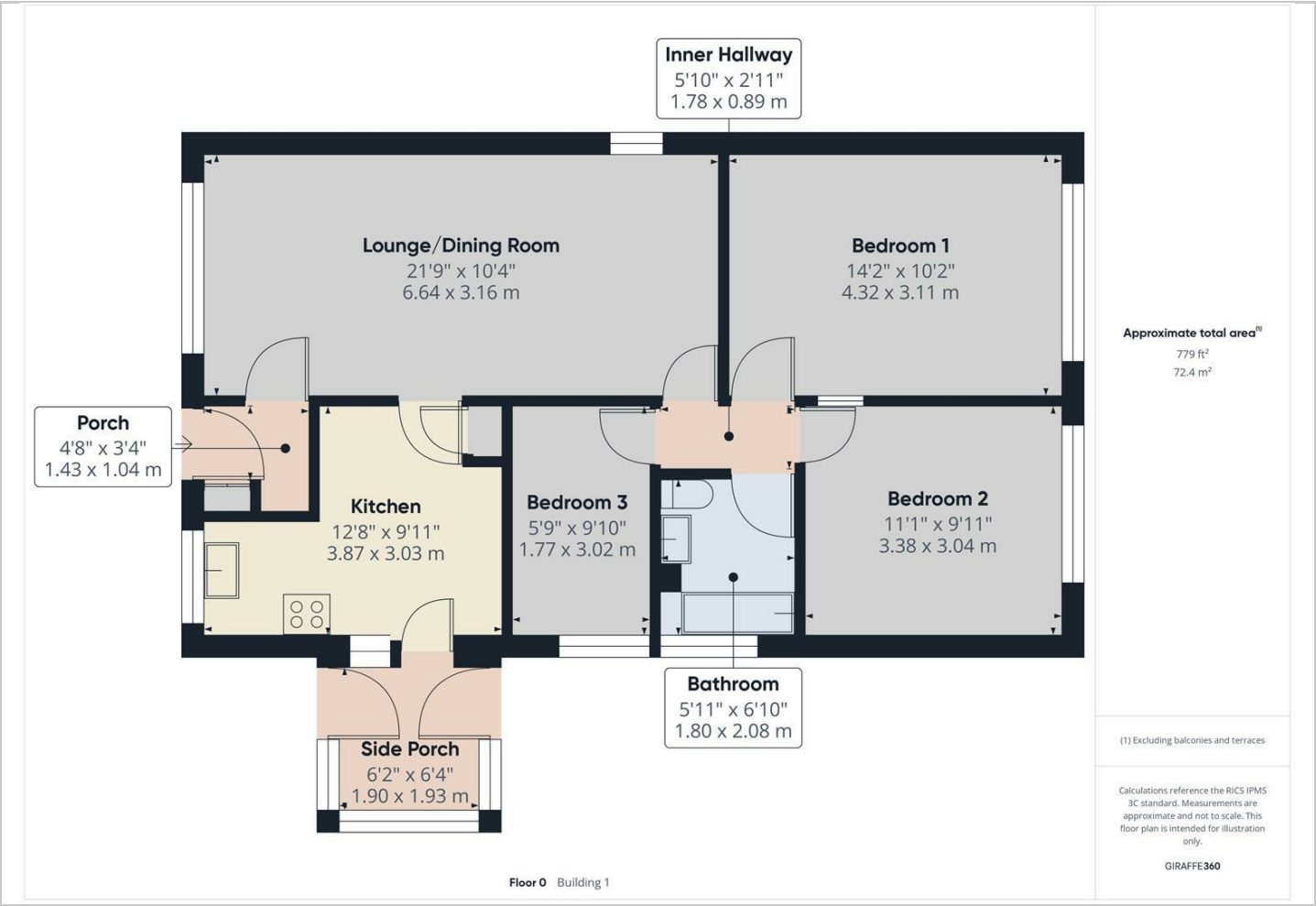
Hybrid Map



Terrain Map



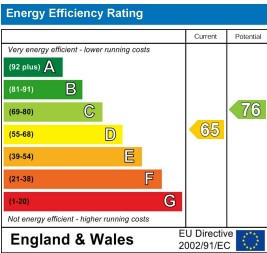
Floor Plan



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



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.