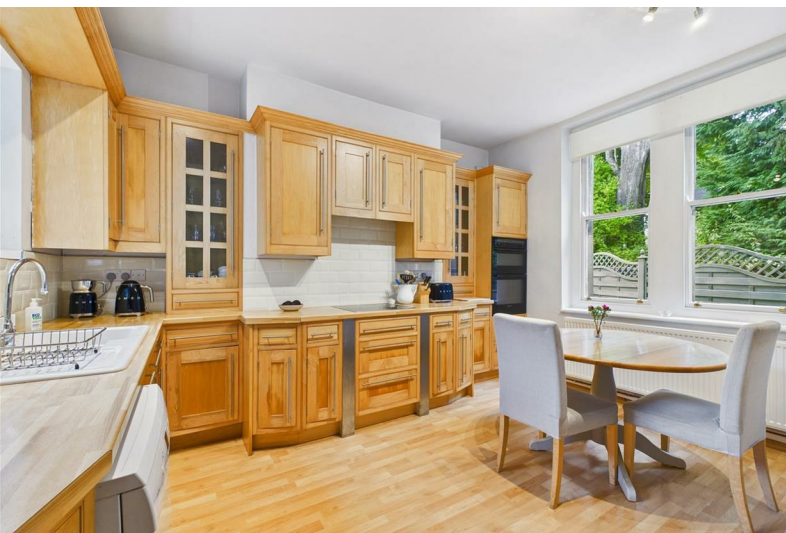




3 Spencer Road

Buxton, SK17 9DX

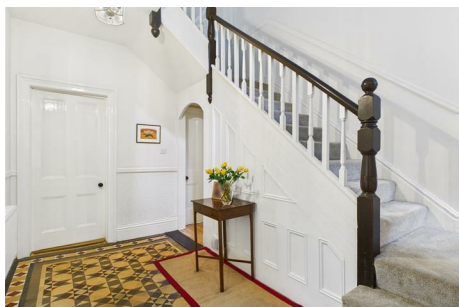
£645,000



3 Spencer Road

Buxton, SK17 9DX

Tenure Freehold Council Tax Band F



We are delighted to offer for sale this stunningly presented period family home, in a highly popular residential location. Offering six bedroom, two reception accommodation with driveway parking, detached garage and lawned gardens front and rear. With numerous original features, a fully converted basement, with gymnasium and further accommodation. With open grate fireplaces on the ground floor and original ceiling cornice and picture rails etc. This superb period home should be viewed to be fully appreciated.

DIRECTIONS

From our Buxton office, bear right and proceed over Spring Gardens roundabout, going straightforward into St Johns Road. Proceed along St Johns Road, turning left into Burlington Road. Continue to the bottom of Burlington Road to the 'T' junction with Bath Road and Macclesfield Road. Proceed across Macclesfield Road into College Road and turn first left into Spencer Road. No. 3 will be seen on the left-hand side.

GROUND FLOOR

Entrance Porch

6'9" x 5'11" (2.06m x 1.80m)

With decorative tiled flooring, double radiator and feature stained glass window to side.

Entrance Hall

13'9" x 10'2" (4.19m x 3.10m)

With decorative tiled flooring throughout, stairs to first floor, double radiator and door to basement.

Sitting Room

15'7" x 13'11" (4.75m x 4.24m)

Feature cast-iron fireplace with open grate and decorative wooden fireplace surround and mantel over, built-in shelving, two double radiators, ceiling cornice and picture rail. Sash bay window and sash window to side.

Dining Room

16'4" x 13'8" (4.98m x 4.17m)

Cast-iron fireplace with open grate and decorative wooden fireplace surround and mantel over, single radiator, two wall-lights points and three sash windows to front.

Dining/Kitchen

13'10" x 12'11" (4.22m x 3.94m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one-and-a-half bowl enamel

single-drainer sink-unit with tiled splashbacks. With integrated four-ring ceramic hob, integrated Neff oven, plumbing and space for a dishwasher and space for a fridge/freezer. With wood effect laminate flooring throughout, double radiator and sash window to side. Sealed unit double glazed window to side.

Utility Room

10'2" x 7'10" (3.10m x 2.39m)

With tiled flooring and some base and eye level units and working surfaces, incorporating a stainless steel single drainer sink-unit. With space and plumbing for a washing machine, double radiator, built-in storage cupboards and window and door leading to the rear garden.

Cloakroom

6'0" x 3'0" (1.83m x 0.91m)

With low-level w.c., vanity washbasin, extractor fan and wall mounted shelving. Half-tiled walls, tiled flooring and storage cupboard with combination central heating and hot water boiler.

FIRST FLOOR

Landing

13'11" x 10'2" (4.24m x 3.10m)

With built-in storage cupboard, sash window and stairs to second floor.

Bedroom One

15'9" x 14'0" (4.80m x 4.27m)

Feature cast-iron fireplace with decorative tiled inset and decorative wooden fireplace surround with mantel over, ceiling coving, double radiator and sash bay window.

Bedroom Two

16'4" x 13'9" (4.98m x 4.19m)

Feature cast-iron fireplace, double radiator and two sash windows to front.

Bedroom Three

Double radiator and sash window to side.

Inner Landing

5'4" x 2'11" (1.63m x 0.89m)

Shower Room

8'11" x 5'6" (2.72m x 1.68m)

With a fully glazed and Mermaid board walk-in double shower unit and shower and low level w.c.

Tel: 01298 24383

Separate W.C.

4'11" x 2'11" (1.50m x 0.89m)

With washbasin, low-level w.c. and sash window.

SECOND FLOOR

Landing

13'10" x 10'2" (4.22m x 3.10m)

With loft access and sash window to side.

Bedroom Four

15'11" x 14'1" (4.85m x 4.29m)

Feature cast-iron fireplace, sash window to front and double radiator.

Bedroom Five

16'2" x 13'11" (4.93m x 4.24m)

Stripped wooden flooring, feature cast-iron fireplace, double radiator and sash window to front.

Inner Hallway

Built-in storage cupboard.

Bedroom Six

13'9" x 6'8" (4.19m x 2.03m)

Double radiator and sash window to side.

Bathroom

Fitted with an excellent quality suite, comprising of panelled bath with mixer shower over, low-level suite w.c., and vanity washbasin. Fully tiled walls throughout, stainless steel heated towel radiator, tiled flooring and Velux sealed unit double glazed loft window.

LOWER GROUND FLOOR

Hallway

13'6" x 8'11" (4.11m x 2.72m)

Single radiator and uPVC sealed unit double glazed window to outside.

Basement Room one

14'3" x 12'8" (4.34m x 3.86m)

Double radiator, ceiling downlighters and sealed unit double glazed window to outside.

Basement Room Two/Gym

Double radiator, ceiling downlighters and sealed unit double glazed window to outside.

OUTSIDE

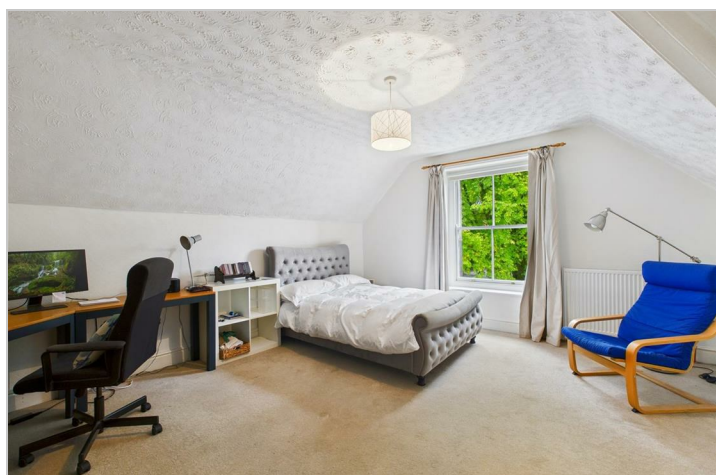
Single Garage

19'7" x 9'9" (5.97m x 2.97m)

Light and power, loft storage and metal up-and-over door.

Gardens

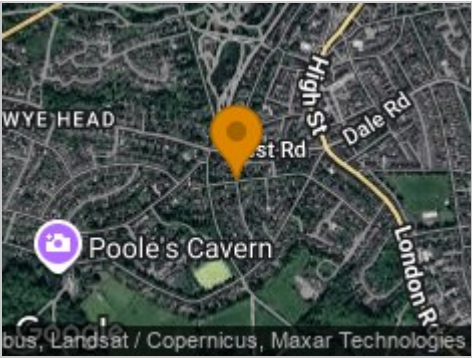
To the rear of the property there is a good sized lawned garden with patio areas and summer house. To the front of the property there is a driveway suitable for the off-road parking of a number of vehicles and a lawned garden with mature borders and hedgerows etc.



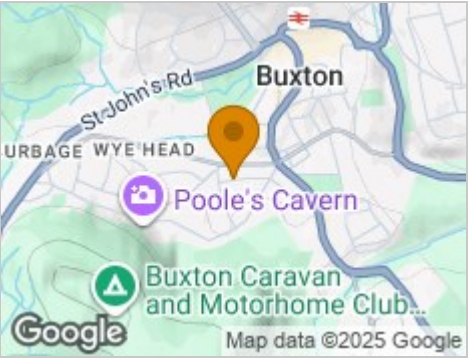
Road Map



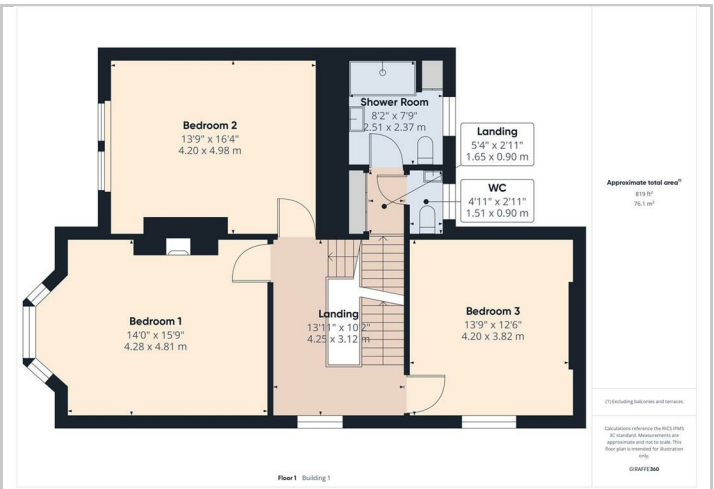
Hybrid Map



Terrain Map



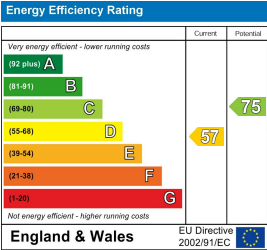
Floor Plans



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.

Energy Efficiency Graph



Important Notice

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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.

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