



5 Heath Grove

Buxton, SK17 9EH

£245,000



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**** OFFERS INVITED **** We are delighted to offer for sale this substantial two reception, three bedroom family home benefitting from majority uPVC sealed unit double glazing and some sealed unit double glazing. Combination gas fired central heating throughout. With a fully tanked cellar room suitable as a playroom/study or further accommodation and overlooking a substantial grassed recreation area to the front. Situated in a popular residential location. Viewing highly recommended.

Directions:

From our Buxton office bear left and proceed up Terrace Road, across The Market Place and down High Street. Proceed through the traffic lights into London Road and take the second left turning into Heath Grove. Proceed straight ahead at the crossroads and the property can be found after a short while on the right hand side.

Ground Floor

Entrance Hall

With stairs leading to the first floor and single radiator.

lounge

With a featured decorative fireplace surround with mantel over incorporating a coal effect living flame gas fire. With two wall light points, sealed unit double glazed bay window and TV aerial point.

Dining Room

12'7" x 10'6" (3.84m x 3.20m)

With a recessed brick fireplace, built in storage cupboard and shelving, double radiator and door to cellar.

Kitchen

9'10" x 6'4" (3.00m x 1.93m)

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 backs. With space and plumbing for a washing machine, space for larder fridge and space and fitting for a cooker. With double radiator, wall mounted Alpha combination central heating boiler and uPVC sealed unit double glazed door to the side and uPVC sealed unit double glazed door to the rear.

Cellar Room

13'6" x 10'4" (4.11m x 3.15m)

Fully tanked, with a single radiator and uPVC sealed unit double glazed window to outside. Can be used as a playroom, office or further living accommodation.

First Floor

Landing

With radiator and stairs leading to the second floor.

Bedroom One

15'6" x 11'10" (4.72m x 3.61m)

With two sealed unit double glazed windows to the front and single radiator.

Bedroom Two

12'7" x 9'4" (3.84m x 2.84m)

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

Bathroom

9'9" x 6'3" (2.97m x 1.91m)

Fitted with a white suite comprising of a paneled

bath with mixer shower over and shower screen. Low level WC and pedestal wash basin. With frosted uPVC sealed unit double glazed window to outside and double radiator.

Second Floor

Landing

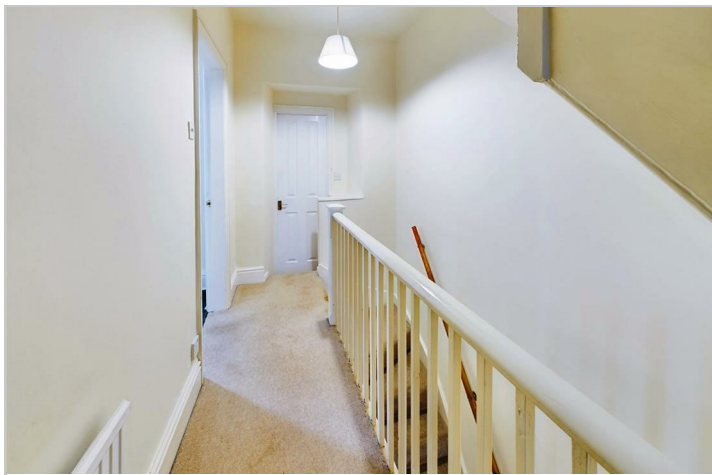
Bedroom Three

16'6" x 14'6" < to 11'9" (part sloping ceiling) (5.03m x 4.42m < to 3.58m (part sloping ceiling))

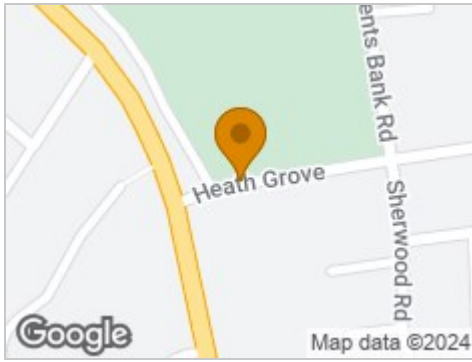
With stripped wooden flooring, two wall light points, double radiator and loft access. with two loft windows.

Outside

To the front of the property there is a Tarmacadam pathway and garden area with mature shrubs. To the rear of the property there is a good sized yard area.



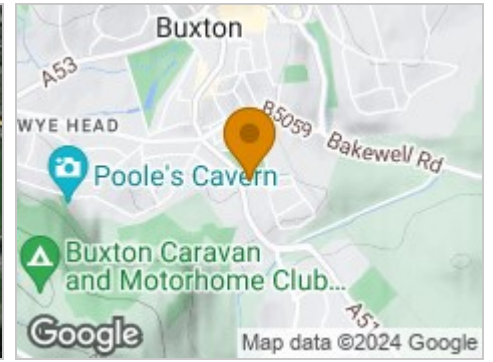
Road Map



Hybrid Map



Terrain Map



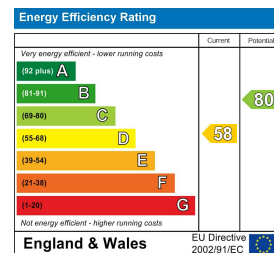
Floor Plans



Viewing

Please contact our Jon Mellor & Company 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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