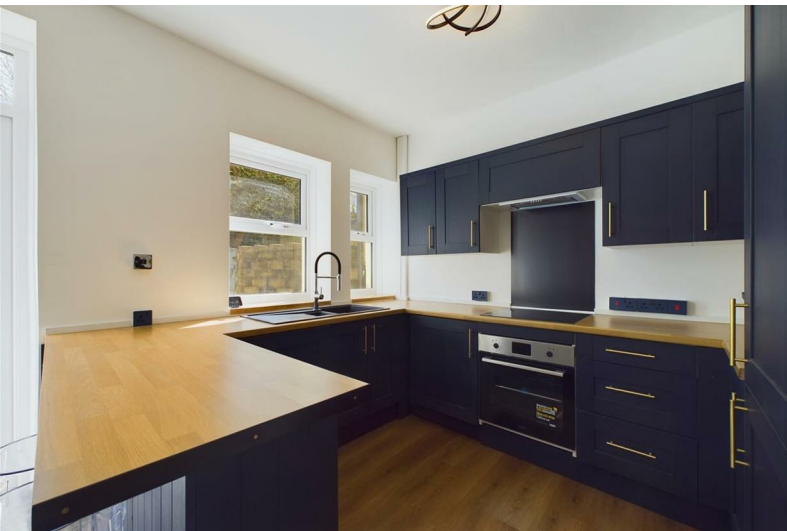




## 37 Nunsfield Road

Buxton, SK17 7BW

£220,000



# 37 Nunsfield Road

Buxton, SK17 7BW

£220,000



We are delighted to offer for sale this superbly presented property which has undergone complete renovation and refurbishment by our clients and has excellent quality fittings throughout. With spacious open plan living accommodation on the ground floor including a kitchen with integrated appliances and with a landing, with two bedrooms and a bathroom fitted with a quality suite on the first floor. The property benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout, with useful good sized storage cellar and good sized rear paved yard. The property also benefits from solar panels. An internal viewing is highly recommended. NO ONWARD CHAIN.

## DIRECTIONS

From our Buxton office bear right and then right again at the roundabout. Proceed along the bypass and at the next roundabout turn left into Bridge Street and follow the road under the bridge into Charles Street. At the crossroads proceed ahead onto Nunsfield Road and after a short while, 37 can be found on the right hand side of the road.

## GROUND FLOOR

### Entrance Hall

15'2" x 5'9" (4.62m x 1.75m)

With stairs to first floor, wood effect laminate flooring, single radiator and door to cellar. Door to lounge.

### Open Plan Lounge/Kitchen

#### Kitchen area

9'11" x 12'10" (3.02m x 3.91m)

Fitted with an excellent quality range of base and eye

level units and working surfaces, incorporating a stainless steel oven with four ring induction hob with extractor over. With one and a half bowl single drainer sink unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher and breakfast bar. With two uPVC sealed unit double glazed windows to rear and uPVC sealed unit double glazed French doors leading out to the rear. Double radiator.

### Lounge/Dining Room

25'0" x 11'8" (7.62m x 3.56m')

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

## LOWER GROUND FLOOR

### Cellar

11'0" x 0'11" (3.35m x 0.28m)

Good sized storage area with light and power. Window to outside.

## FIRST FLOOR

### Landing

7'10" x 2'11" (2.39m x 0.89m)

With loft access.

### Bedroom One

14'5" x 11'2" (plus recess) (4.39m x 3.40m (plus recess))

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

### Bedroom Two

13'2" x 9'6" (4.01m x 2.90m)

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

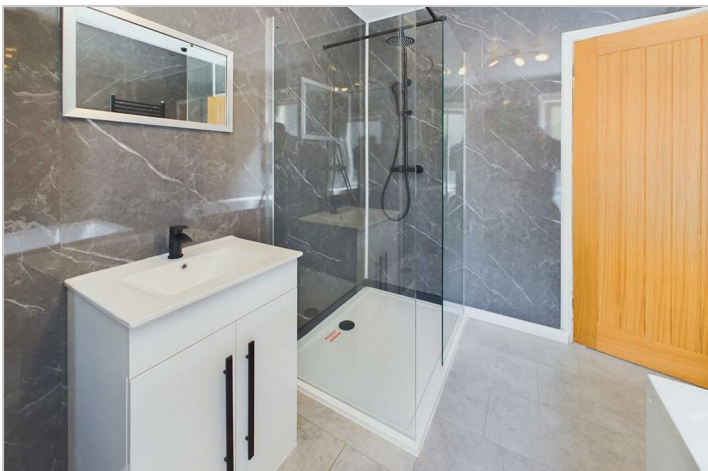
## Bathroom

9'10" x 7'10" (3.00m x 2.39m)

Fitted with an excellent quality suite comprising a panelled bath with mixer shower, low level W.C., and vanity wash hand basin with storage cupboard below. With a glazed and mermaid board walk-in double shower unit with rainfall shower, heated towel rail and frosted uPVC sealed unit double glazed window to rear. Extractor fan.

## OUTSIDE

To the front of the property there is a flagged garden area with steps leading to the front door. The rear garden is gravelled with a flagged patio area and gate to side. Two stone built storage sheds.



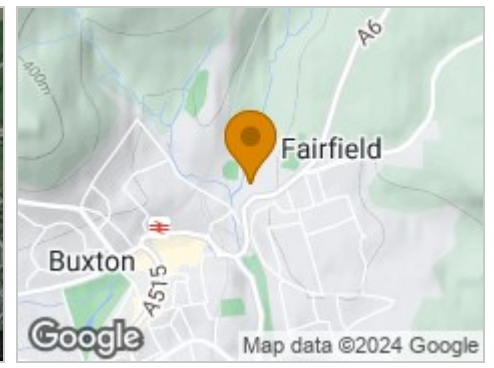
## Road Map



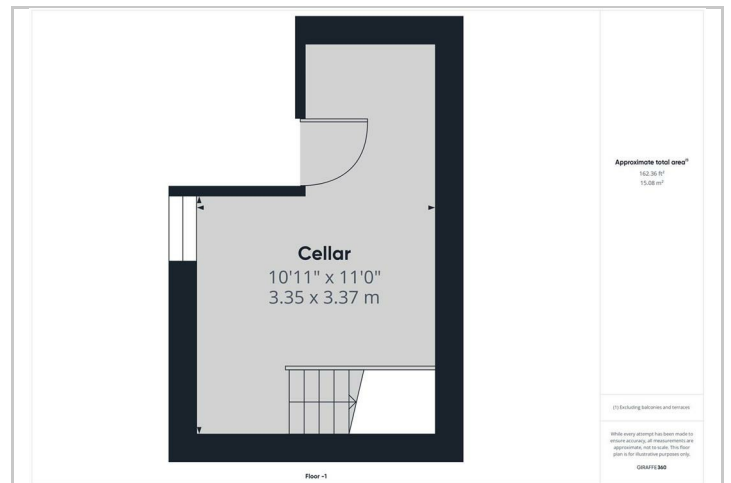
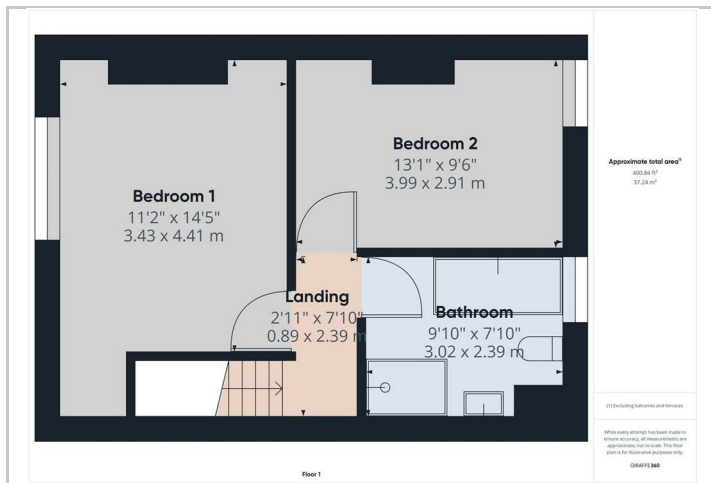
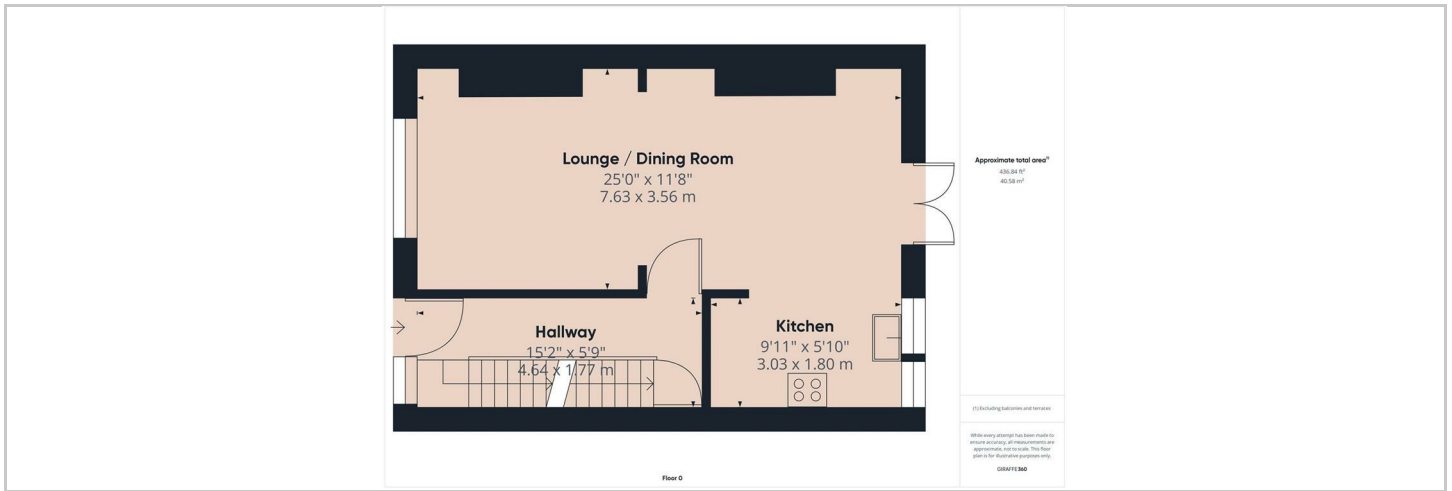
## Hybrid Map



## Terrain Map



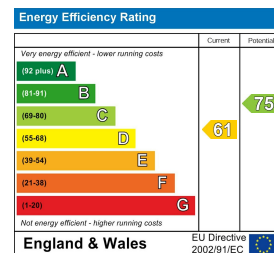
## Floor Plans



## 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

Jon Mellor & Company, their solicitors and joint agents give notice that:

- 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.
- 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 Jon Mellor & Company 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@jonmellor.co.uk](mailto:info@jonmellor.co.uk) <https://www.jonmellor.co.uk>