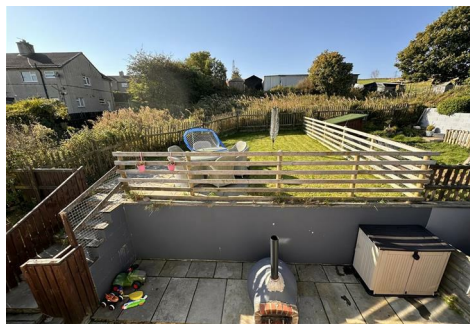




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



55a Meadow Lane, Buxton, SK17 8DB

Offers Over £324,950

Graham Watkins & Co are pleased to offer For Sale, this individually designed THREE double bedroom detached family home having far reaching views over the surrounding countryside. This property offers modern and light open plan living positioned over three floors with quality fixtures and fittings throughout, having the added advantage of a sizeable loft space ideal for further residential accommodation if so desired. Externally, there is a tarmacdem driveway providing ample off road parking and access to the rear elevation providing landscaped gardens laid to patio and lawns. This home is offered to the market with the remaining 5 Year Structural Guarantee.

Viewing is HIGHLY recommended to be fully appreciated!



Directions

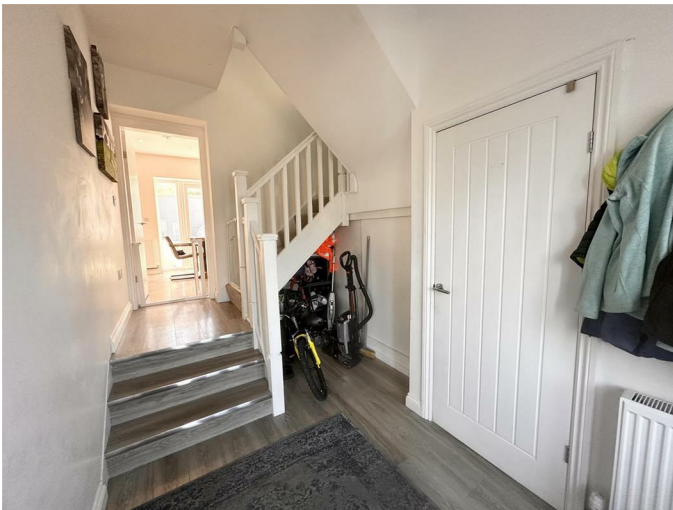
From our Leek office take the A53 Buxton Road out of Leek for approximately 12 miles. When approaching Buxton centre at the roundabouts continue straight ahead onto the A6 passing the Golf Course on either side of the road. At the traffic lights turn left into Station Road, which then becomes Meadow Lane and continue ahead where number 55a is located a short distance along on the left hand side.

Situation

This family home is ideally positioned close to the railway station with views over the countryside, with Buxton nearby offering an array of shops, schools and local amenities. Excellent commuting links both by car and train to Buxton, Ashbourne, Chesterfield and Manchester.

Ground Floor

Entrance Hall



Entrance hall with composite door and full length glazed side panel. Understairs storage cupboard housing the Gas central heating boiler and coat rack. Balustrade staircase to the first floor. Radiator.

Cloakroom

Fitted with a white suite with chrome fittings comprising of pedestal wash hand basin and low level WC.

Lounge 16'6" x 11'11" (5.04 x 3.64)



Bright and airy lounge with media wall and space for TV and feature electric fire, UPVC double glazed bay window to the front offering countryside views, further Upvc double glazed window to the side, radiator.



Dining Kitchen 22'0" x 11'9" (6.72 x 3.59)



UPVC double glazed window and French doors with glazed side panels to the rear garden. Fitted with a

range of wall and base units with granite work surfaces. Single sink unit with mixer tap, built in eye level double oven, four ring hob with extraction hood over, integrated dishwasher and washing machine. Ceiling down lighters. Large family dining area. Two radiators.



First Floor Landing

UPVC double glazed window to the side, balustrade.

Bedroom One 12'4" x 11'8" (3.77 x 3.57)



Upvc double glazed window to the front with countryside views, double radiator.

Bedroom Two 13'2" x 11'8" (4.03 x 3.56)

UPVC double glazed window to the rear and side, radiator.

Bedroom Three 11'2" x 9'9" (3.42 x 2.98)



UPVC double glazed window to the rear with views over the garden, loft access hatch, radiator.

Bathroom 9'8" x 6'4" (2.96 x 1.95)



UPVC double glazed frosted window to the front, fitted with modern suite with chrome fitments, double shower cubicle, panelled bath, pedestal wash hand basin, low level WC, ceiling downlighters, tiled floor, part tiled walls, heated ladder style towel rail.

Exterior



To the front is a tarmac driveway providing off road parking with stone boundary walls, whilst to the rear is a paved patio area with steps leading up to an elevated lawned garden with countryside views.

Patio Area



Views



Views



Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Measurements

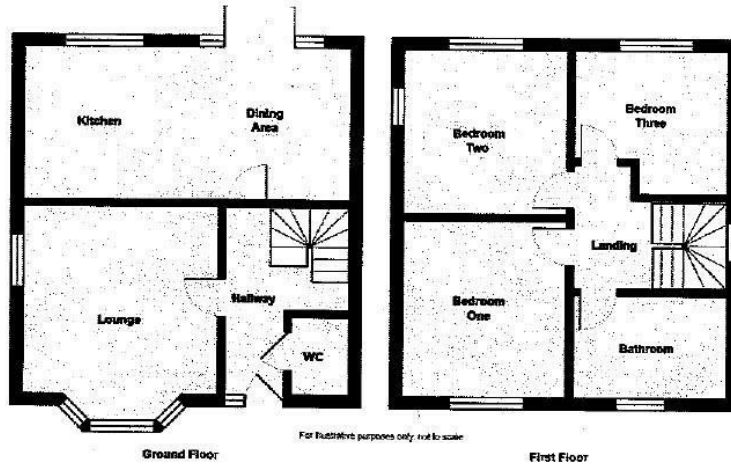
All measurements given are approximate and are 'maximum' measurements.

Wayleaves & Easements

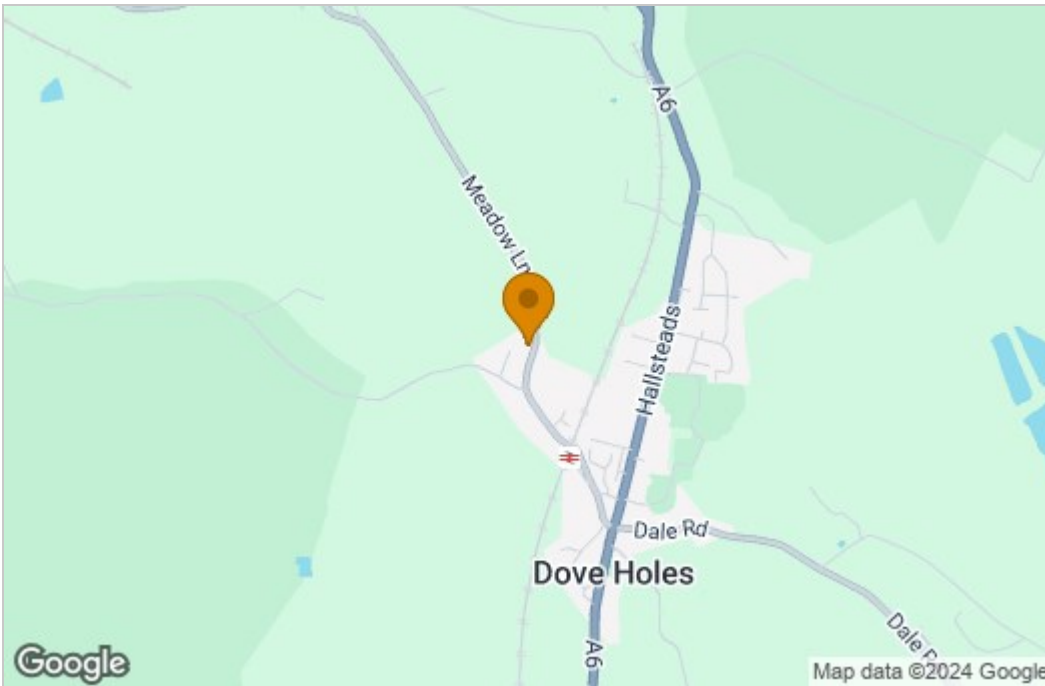
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Floor Plan

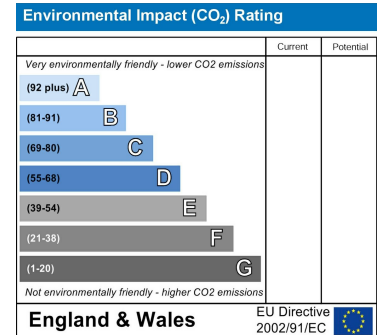
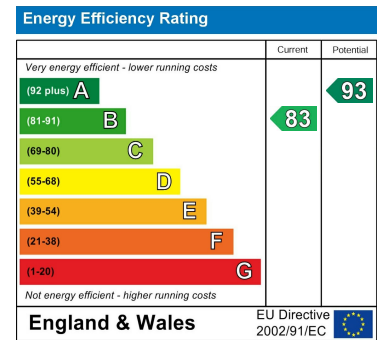
Floorplans



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>