



69 Queens Road, Buxton, SK17 7ER

Guide Price £179,950

A well presented and proportioned, stone built, two bedroom mid terrace cottage with forecourt garden. Two reception rooms, modern fitted kitchen, utility room, two double bedrooms, family bathroom, cellar & enclosed rear yard.

Double glazed and gas central heated. No onward chain.

Lounge 42'7" x 6'6" into alcove x 36'1" x 32'9" (13'2 into alcove x 11'10)



A PVC double glazed door affords access to the lounge, illuminated by a PVC double glazed window overlooking the forecourt garden. Warmed by a double radiator. TV and telephone points. Feature brick fireplace, with a wooden mantle over, decorative hearth tiling and shelving into the alcoves. Modern, 4 branch spotlights and low maintenance, laminate, wood effect flooring.

Access to inner hallway, stairs and the dining room

Dining Room 13'1 to alcove x 11'8 (3.99m to alcove x 3.56m)



With a single glazed window to the rear elevation, shelving to alcove and convenient open plan archway access to the modern, fitted kitchen. Modern, 3 branch spotlights and laminate, wood effect flooring. Warmed by a double radiator. Access to the cellar.

Kitchen 16'4" x 36'1" x 36'1" x 19'8" (5'11 x 11'6)



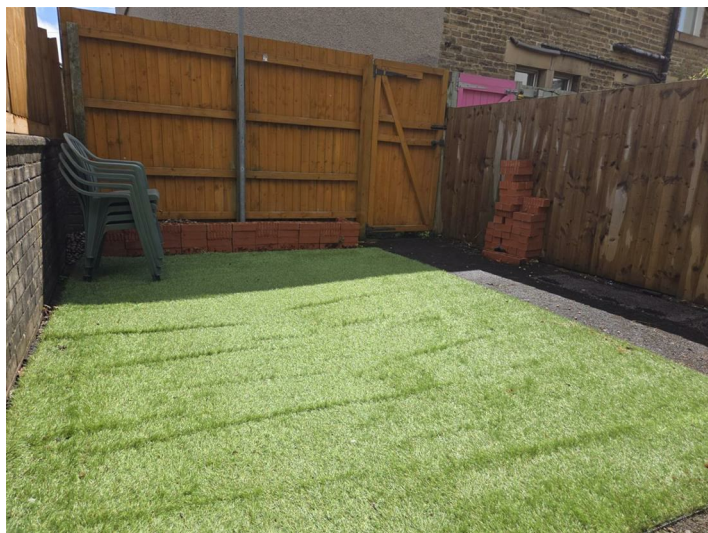
Fitted with a range of wall and base units, with contrasting work surfaces and decorative tiled splashbacks. Space is provided for an electric cooker, with a chimney style stainless steel hood above. There is also space for a fridge freezer and plumbing for a table top dishwasher. Stainless steel sink and drainer with a mixer tap over. Grey tiled flooring and 4 branch spotlights. There is a PVC double glazed window overlooking the rear yard, a single glazed side window and a single glazed door leading to the utility room.

Utility



Plumbing is provided for washing machine with space and vent for a tumble dryer. Power & lighting. PVC double glazed and frosted door and window to the rear elevation.

Rear Yard



Rear yard, enclosed and gated with low maintenance, artificial grass and south/south/easterly facing.

Cellar

Gas & electric meters. Fuses. Power & lighting.

Landing

Affording access to both bedrooms and independent access to the bathroom. Built-in storage.

Bedroom One 13'2 into alcove x 12'0 (4.01m into alcove x 3.66m)



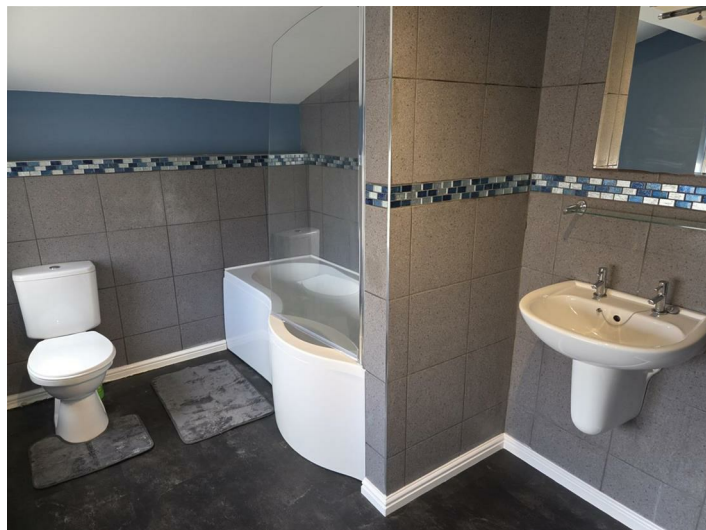
Double bedroom with a PVC double glazed window to the front elevation, double radiator and 4 branch spotlights.

Bedroom two 26'2" x 22'11" x 29'6" x 22'11" max (8'7 x 9'7 max)



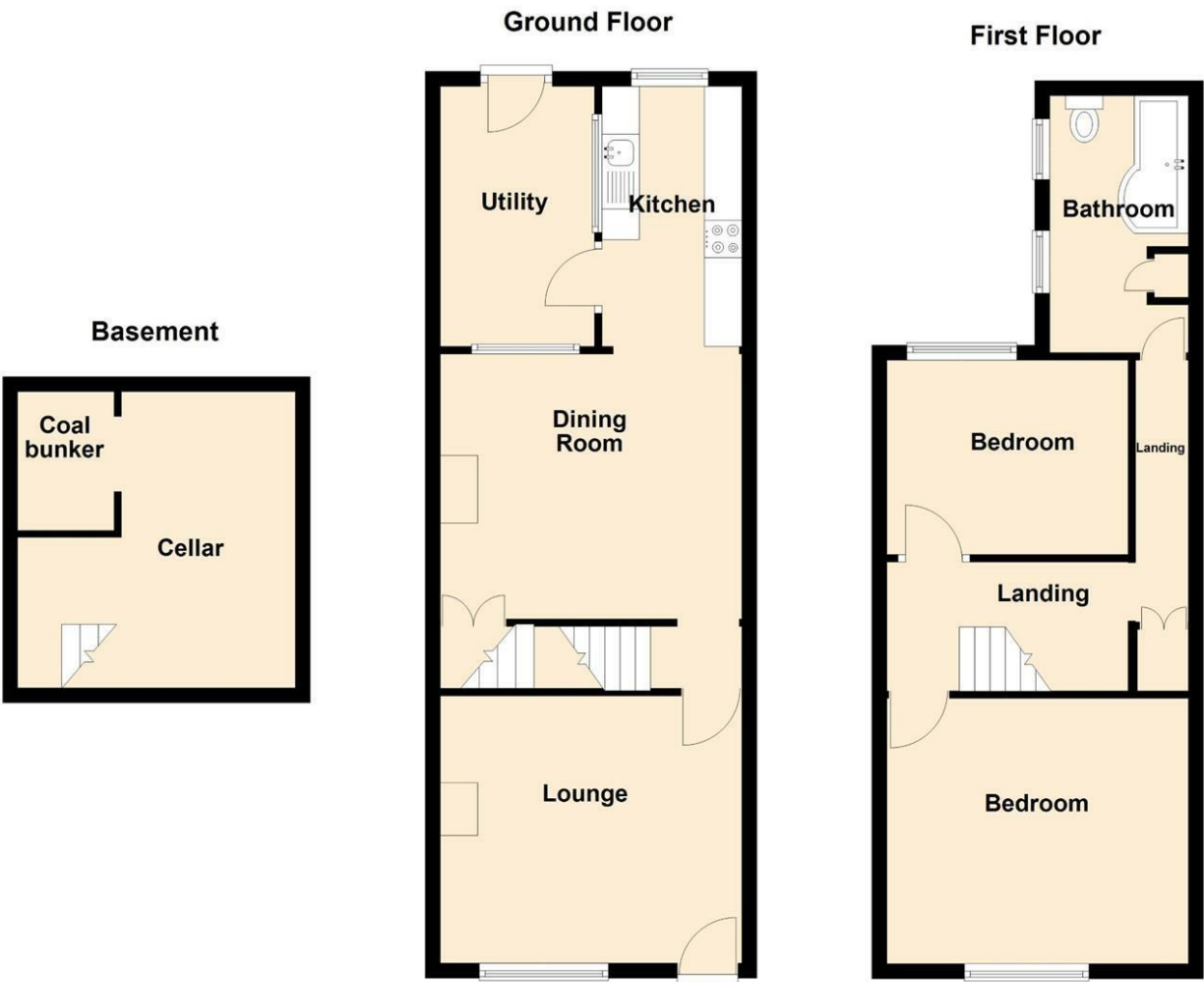
PVC double glazed window to the rear elevation. Single radiator.

Bathroom



2 x PVC double glazed frosted windows to the side elevation. Tiled effect laminated flooring. Decorative tiling to wet areas. Suite comprising: P shaped bath with telephone mixer shower over & glass screen, W.C and wash hand basin. Single radiator. Chrome mirror to wall. Enclosed cupboard housing the recently serviced combination gas boiler.

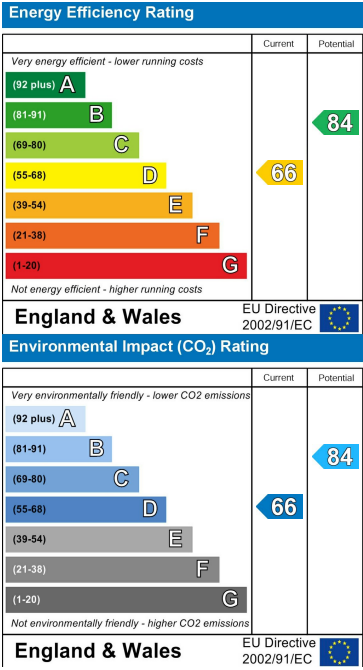
Floor Plan



Area Map



Energy Efficiency Graph



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