Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN HIGH PEAK



32 Silkstone Crescent

Buxton, SK17 9GJ

Asking Price £295,000

3 2 1 B





32 Silkstone Crescent

Buxton, SK17 9GJ

Tenure Freehold **Council Tax Band** C





Built in 2023, this double fronted semi-detached property boasts a fresh and contemporary design, making it an ideal choice for families or individuals seeking a stylish home.

The house features three well-proportioned bedrooms, two bathrooms and detached garage.

Situated on Silkstone Crescent is a fantastic opportunity for those looking to settle in a vibrant community surrounded by beautiful countryside. With its modern features, ample space, and convenient location, it is sure to appeal to a wide range of buyers.

Do not miss the chance to make this lovely property your new home.

Offered with no onward chain.

Directions

From our Buxton office turn left and proceed up Terrace Road, across The Market Place onto High Street. Proceed straight through the traffic lights onto London Road and continue along this road for a while, turning right at the signpost for Harpur Hill. Continue to the top of Harpur Hill Road and bear left onto Burlow Road. Follow this road for a short while, down the hill then turn left onto Quartz Drive. Turn left onto Beelow Road, proceed to the end of this road then turn left onto Lime Kiln Way and immediate right onto Silkstone Crescent where number 32 will be found on the left hand side clearly identified by our for sale board.

Ground Floor

Entrance

Composite door to entrance hall.

Entrance Hall

12'8" x 3'2" (3.86m x 0.97m)

Stairs to first floor. Coats cupboard. Understairs storage cupboard. Doors to Kitchen, W.C and Lounge. Radiator.

W.C

6'2" x 3'0" (1.88m x 0.91m)

Corner pedestal wash basin with tiled splashbacks. Low level W.C Radiator. Extractor fan. Vinyl wood effect flooring.

Kitchen/Diner

16'0" x 10'4" (4.88m x 3.15m)

Range of quality base and wall units. Worksurfaces with stainless steel sink. Gas hob with extractor over Built in eye level electric oven. Integrated fridge/freezer and dishwasher. Space for washing machine. Double glazed windows and French doors to side facing rear garden and double glazed window to front. Vinyl tiled effect flooring.

Lounge

16'1" x 10'2" (4.90m x 3.10m)

Dual aspect double glazed windows to the side and front. Radiator.

First Floor

Landing

12'5" x 3'2" (3.78m x 0.97m)

Loft access. Radiator.

Bedroom One
12'7" x 10'0" (3.84m x 3.05m)
Dual aspect double glazed windows to side and front. Built in wardrobes. Radiator. Door to en-suite shower room.

En-Suite
7'4" x 3'2" (2.24m x 0.97m)
Shower enclosed with wall mounted shower attachment. Tiling to walls. Low level W.C. Pedestal wash basin with tiled splashbacks. Obscure double glazed window to front. Vinyl tiled effect flooring.

Bedroom Two
10'4" x 8'8" (3.15m x 2.64m)
Dual aspect double glazed windows to front and side. Radiator.

Bedroom Three
7'2" x 6'9" (2.18m x 2.06m)
Double glazed window to side. Radiator.

Bathroom
7'7 x 6'2" (2.31m x 1.88m)
Obscure double glazed window to side. Panel enclosed bath with tiling to walls. Low level W.C. Pedestal wash basin with tiled splashbacks. Radiator. Vinyl tiled effect flooring.

OUTSIDE
Front garden mainly laid to lawn with flower and shrub borders pathway leading to entrance door.

Garden
Paving leading onto lawned garden enclosed by stone wall and fencing. Outside tap. Gate giving side access. Tarmac drive and detached garage to rear of garden with power connected.









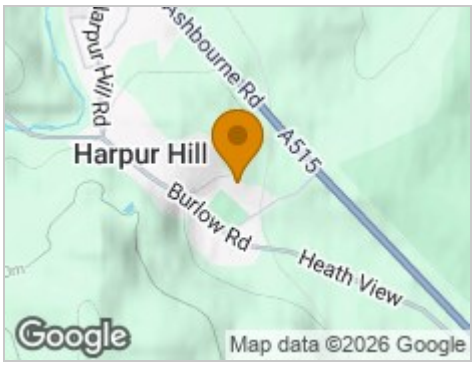
Road Map



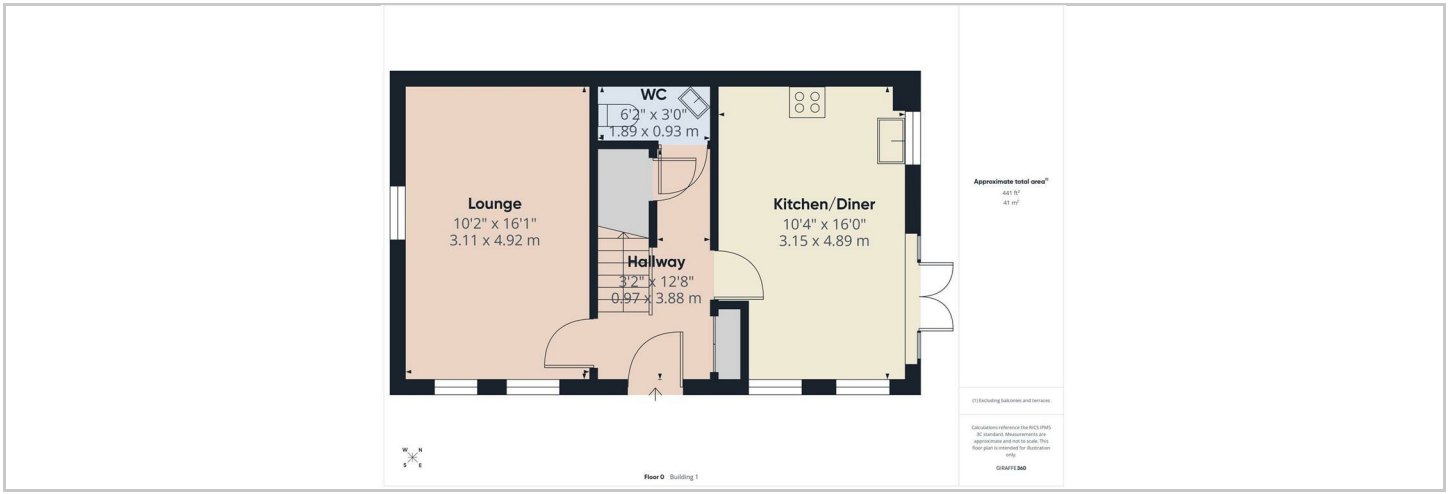
Hybrid Map

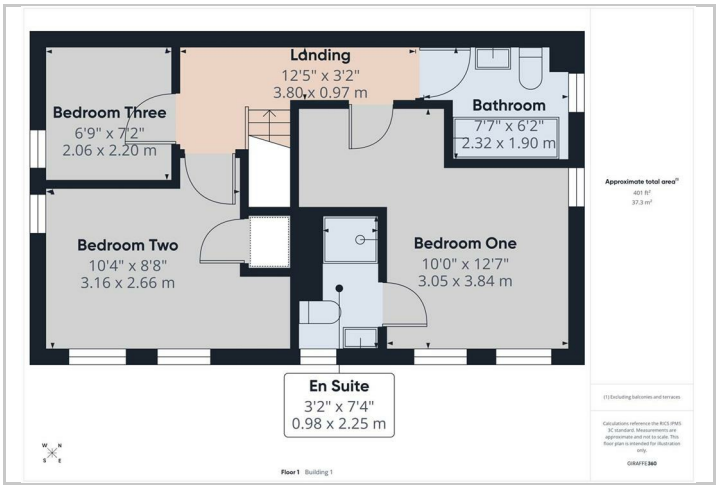


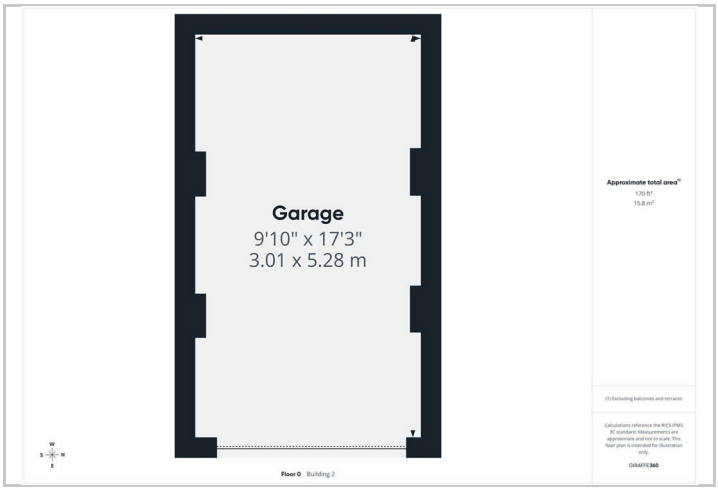
Terrain Map



Floor Plans



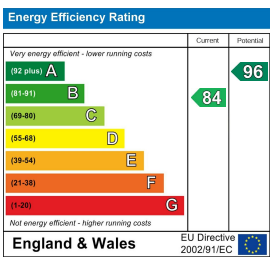




Viewing

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
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. 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.
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.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk