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
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41 Anncroft Road

Buxton, SK17 6UA

£385,000

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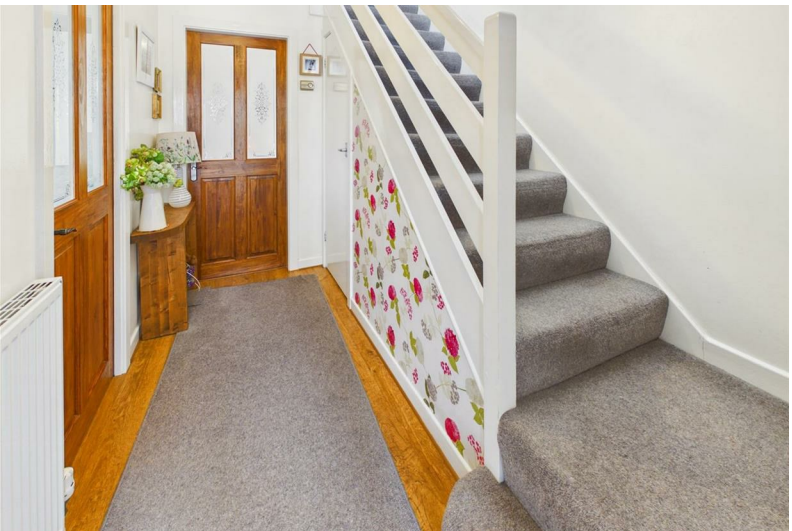


41 Anncroft Road

Buxton, SK17 6UA

Tenure Freehold **Council Tax Band** D

Situated in the highly popular area of Anncroft Road, Buxton, this delightful detached house presents an excellent opportunity for families and individuals alike. With its spacious layout, the property boasts two inviting reception rooms, three well-proportioned bedrooms and bathroom.

Buxton is renowned for its stunning natural beauty and rich history, making this location particularly appealing. Residents can enjoy the nearby parks, local shops, and a variety of amenities that enhance the quality of life in this picturesque town.

This property is a wonderful blend of comfort and convenience, making it an ideal choice for those seeking a peaceful yet vibrant community. Whether you are looking to settle down or invest, this house on Anncroft Road is certainly worth considering.

DIRECTIONS

From our Buxton office bear right and at the Spring Gardens roundabout bear left onto Manchester Road. Take the third left hand turning onto St Johns Road and proceed along this road until reaching the traffic lights at The Duke Public House. At the lights, bear right onto Macclesfield Old Road. Proceed along this road and take the first left hand turning onto Anncroft Road where number 41 can be found on the left hand side.

Ground Floor

Entrance

6'7"x 4'0" (2.01mx 1.22m)

Double glazed entrance door to entrance hall. Laminate wood flooring.

Entrance Hall

9'10" x 4'0" (3.00m x 1.22m)

Stairs to first floor. Under stairs storage cupboard. Radiator. Laminate wood flooring.

Cloakroom

5'4" x 3'4" (1.63m x 1.02m)

Obscure Double glazed window to front. Wall mounted wash basin. Low Level W.C. with wood panelling enclosing cistern. Storage for coats and shoes. Sliding door to garage.

Kitchen

12'2" x 11'4" (3.71m x 3.45m)

Double glazed window to front and double glazed door to side. Extensive range of base and wall units. Worksurfaces with tiled splash backs and inset on and a half bowl sink unit and breakfast bar. Space for cooker , washing machine, tumble dryer and fridge freezer. Vinyl flooring. Door to Dining Room.

Dining Room

10'4" x 10'2" (3.15m x 3.10m)

Double glazed window to rear. Radiator. Opening to Sitting Room. Laminate wood flooring.

Sitting Room

16'7" x 12'7" (5.05m x 3.84m)

Multi-fuel stove. Radiator. Double glazed sliding doors to garden. Laminate wood flooring.

First Floor

Landing

13'0" x 6'7" (3.96m x 2.01m)

Double glazed window to front. Airing cupboard. Loft access, partly boarded with loft ladder.

Bedroom One
14'9" x 11'6" (4.50m x 3.51m)
Double glazed window to rear. Radiator. Built in wardrobe space with sliding doors.

Bedroom Two
13'0" x 9'8" (3.96m x 2.95m)
Double glazed window to front. Radiator.

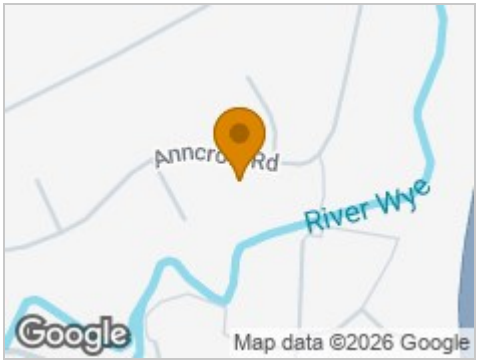
Bedroom Three
Double glazed window to rear. Radiator. Alcove for wardrobe space.

Bathroom
8'8" x 8'0" (2.64m x 2.44m)
Obscure double glazed window to front. Radiator. Panel enclosed bath, pedestal wash basin, low level W.C. Separate shower enclosure with wall mounted shower. Tiled walls. Vinyl flooring.

OUTSIDE
The front of the property offers a tarmac driveway providing off road parking for several vehicles with matured hedging and shrub borders. Integral garage with electric roller door.

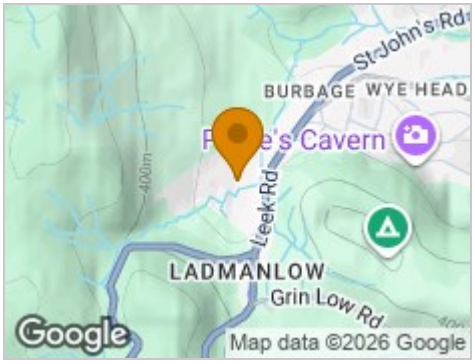
Garden
Patio area. Lawned area with various mature shrubs and tree borders enclosed by panel fencing. Two sheds. Side access to the front of the property.

Road Map



Hybrid Map

Terrain Map

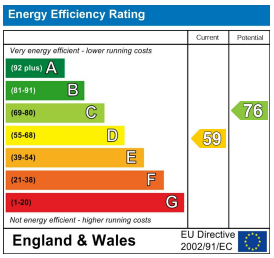


Floor Plans

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



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