



# 121 Green Lane

Buxton, SK17 9DQ

Asking Price £380,000



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Tenure Freehold Council Tax Band C



Situated in the highly desirable residential area, Green Lane, this delightful end terrace house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area.

The property features three comfortable bedrooms, providing ample space for rest and relaxation. The layout is thoughtfully designed to accommodate both family living and the needs of guests.

Located in the picturesque town of Buxton, this property backs onto countryside and woodland, ideal for walking, within easy reach to a range of many local amenities, including shops, schools, and parks.

The area is known for its rich history and beautiful architecture, making it a desirable place to call home.

## DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road, across Market Place to the London Road traffic lights. Turn second right into Green Lane and follow the road. After a short while No. 121 will be seen on the left hand side.

## GROUND FLOOR

### Entrance Hall

12'9" x 5'6" (3.89m x 1.68m)

With parquet flooring throughout, dado rail, stairs to first floor with storage cupboard.

### Lounge

11'3" x 11'6" (3.43m x 3.51m)

With Parquet wooden flooring, feature window seat. Recessed fireplace with decorative wooden surround, attractive tiled insert and hearth with living flame gas fire. Floor to ceiling wooden display cupboard. Sash window to side. Double glazed window to front with stained glass leaded panes. Double radiator.

### Dining Room

11'2" x 10" (3.40m x 3.05m)

Feature decorative fireplace with stone surround and black cast iron inset with gas living flame effect fire. Parquet wooden flooring, double radiator, sash window to rear. Recessed shelving and picture rail.

### Kitchen

7'4" x 16" (2.24m x 4.88m)

Fitted with a range of base and eye level units with integrated dishwasher, enamel single drainer sink. Tiled splashbacks. Window to front. Four ring gas hob with extractor over. Eye level built in Neff electric oven. Free standing Gas Stanley range oven with heating controls. Space for US style fridge/freezer. Upvc double glazed door to rear.

## FIRST FLOOR

### Landing

7'1" x 2'8" (2.16m x 0.81m)

Window to side. Loft access.

### Bedroom One

11'10" x 11'7" (3.61m x 3.53m)

Window to front and double glazed sash window to side, double radiator. Picture rail.

### Bedroom Two

11'11" x 10" (3.63m x 3.05m)

Sash window to rear, picture rail and loft access with pull down ladder. Loft fully boarded with lights.

### Bedroom Three / Office

8"x 8'2" (2.44mx 2.49m)

Currently used as an office with single radiator, sash window to front, built in wardrobe and picture rail.

### Bathroom

7'11" x 4'1" (2.41m x 1.24m)

Fully tiled with enclosed shower cubicle with rainfall shower. Extractor fan. Panel enclosed bath with with feature panel lighting. Pedestal round wash basin. Low level W.C., chrome towel rail. Two frosted double glazed windows to rear. Underfloor electric heating. Small single glazed window.

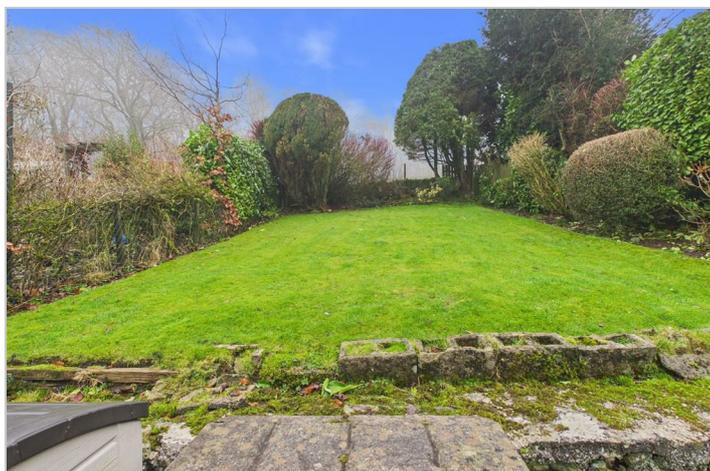
### OUTSIDE

Set in an elevated position with steps leading to a

front lawn garden with bordered with mature shrubs flower beds and hedging. Flagstaff pathway to side entrance door.

### Garden

Tiered rear garden with flagstaff patio area and pathway. Brick built storage and further storage shed. Rockery with mature shrubs. Further lawn area with open fields to the rear enclosed by feature wall and hedging.



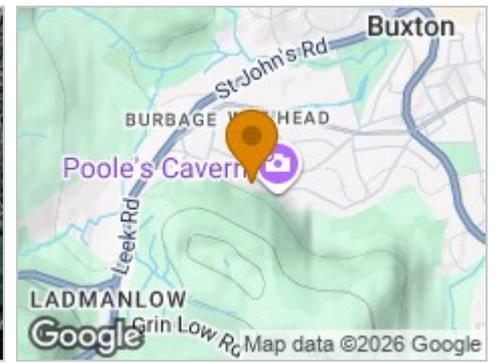
## Road Map



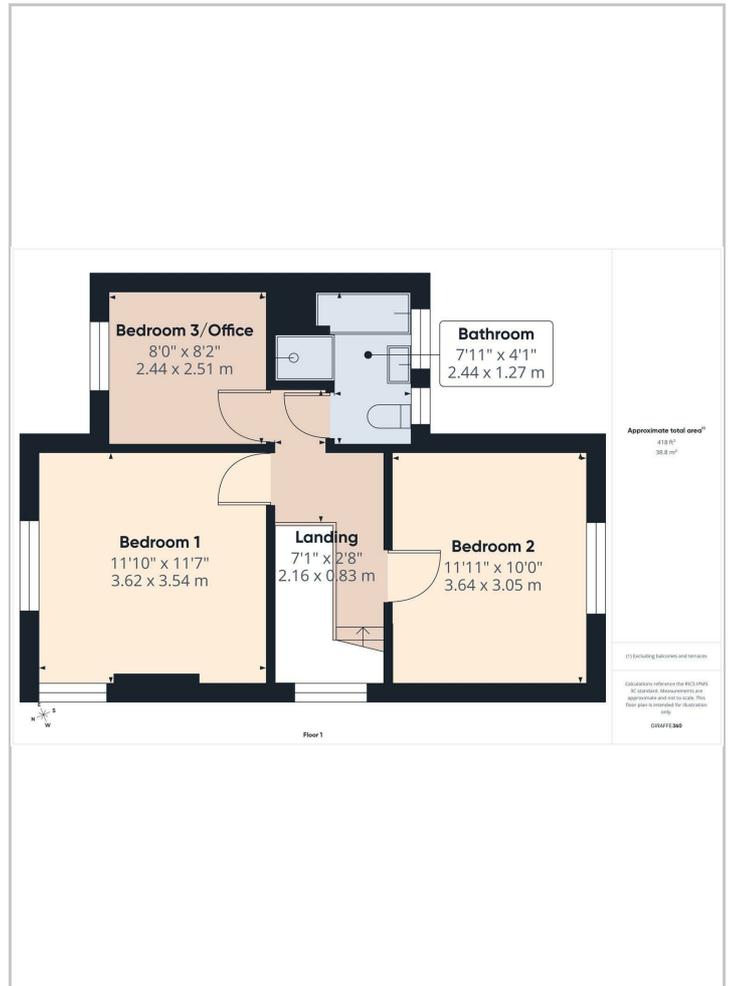
## Hybrid Map



## Terrain Map



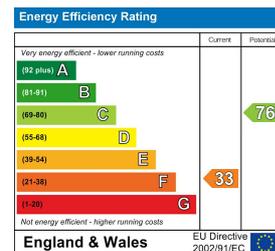
## Floor Plans



## 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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