

## 3 Duke Street

Buxton, SK17 9AB

£275,000

4 1 2 D



# 3 Duke Street

Buxton, SK17 9AB

Tenure Freehold Council Tax Band C



## \*Chain free\*

A two reception, four bedroom, stone built semi detached family home in need of modernisation and upgrading. With garden to the rear the property benefits from sealed unit double glazing and combi gas fired central heating throughout. It is now an ideal opportunity for the discerning purchaser to modernise this family home to their own specification in this highly popular residential area, within the Burbage school catchment area. An internal inspection is highly recommended.

## DIRECTIONS

From our Buxton office, bear right and then left at the Spring Gardens roundabout. Follow the road and bear left again into St. John's Road. Follow this road past The Pavilion Gardens, turning left into Burlington Road. Continue to the end, at the 'T' junction turn right onto Bath Road and then immediate right again onto Macclesfield Road. Follow Macclesfield Road and after a short while Duke Street will be seen on the left hand side. No. 3 is immediately on the left where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Porch

3'11" x 3'3" (1.19m x 0.99m)

With quarry tiled floor.

### Entrance Hall

24'3" x 9'11" (7.39m x 3.02m)

With stairs to first floor, single radiator, understairs storage cupboard and telephone point.

### Understairs Storage Cupboard

7'8" x 2'1" (2.34m x 0.64m)

### Lounge

12'1" x 11'9" (3.68m x 3.58m)

With sealed unit double glazed bay window to front, double radiator, decorative fireplace surround with mantel over, incorporating a coal effect living flame gas fire. T.V. aerial point.

### Dining Room

12'1" x 9'10" (3.68m x 3.00m)

With two sealed unit double glazed windows to the side, single radiator. Decorative wooden fireplace surround with mantel over.

### Dining Kitchen

16'10" x 9'5" (5.13m x 2.87m)

Fitted with a range of base and eye level units and working surfaces, incorporating a one and a half bowl single drainer sink unit with tiled splashbacks. Integrated Bosch oven with four ring gas hob and extractor over, space for a larder fridge and double radiator. With sealed unit double glazed door and window to rear and door to utility room.

### Utility Room

7'0" x 6'3" (2.13m x 1.91m)

With space and plumbing for a washing machine, two windows to outside and wall mounted Ideal combination heating and hot water boiler.

## FIRST FLOOR

### Landing

10'4" x 2'11" (3.15m x 0.89m)

With double radiator and stairs to second floor.

### Bedroom One

13'5" x 11'11" (4.09m x 3.63m)

With a range of built in floor to ceiling mirrored wardrobes and cupboards, double radiator and two sealed unit double glazed windows to front.

### Bedroom Two

12'0" x 10'5" (3.66m x 3.18m)

With sealed unit double glazed window to rear and single radiator.

### Bathroom

10'3" x 9'3" (3.12m x 2.82m)

Fitted with a panelled bath, low level W.C., and pedestal wash hand basin. With a fully glazed and Mermaid board shower cubicle and shower, single radiator and frosted double glazed window to rear.

## SECOND FLOOR

### Landing

8'3" x 2'5" (2.51m x 0.74m)

With Velux sealed unit double glazed loft window.

### Bedroom Three

16'6" x 8'10" (part sloping ceiling) (5.03m x 2.69m (part sloping ceiling))

With uPVC sealed unit double glazed window to side, single radiator and access to eaves storage. Velux sealed unit double glazed window loft window.

### Bedroom Four

11'0" x 8'5" (3.35m x 2.57m)

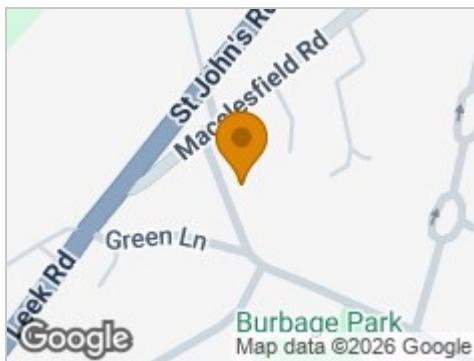
With uPVC sealed unit double glazed window to side and access to eaves storage. Single radiator.

### OUTISDE

To the rear of the property there is a flagged yard area and two substantial storage outbuildings. There is a part lawned garden with many mature trees, flowers etc., with access road leading from the rear of the properties onto Duke Street.



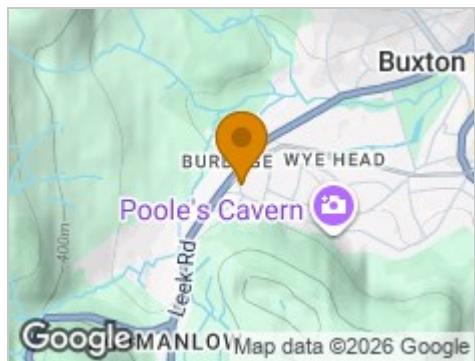
## Road Map



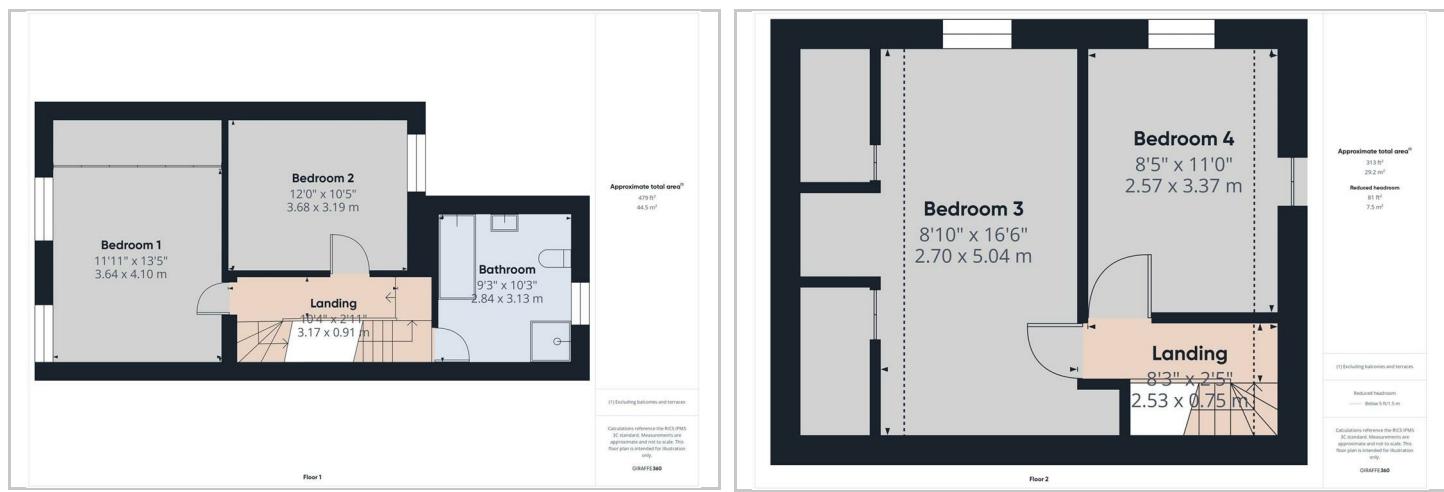
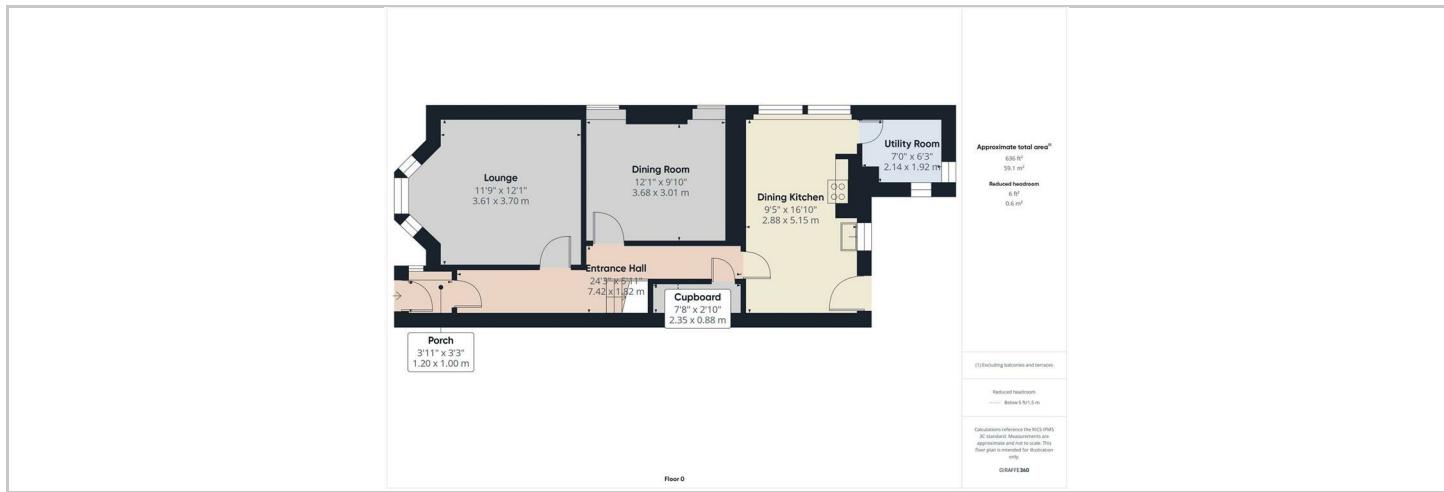
## Hybrid Map



## 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.

### Important Notice

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

- 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.
- 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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

## Energy Efficiency Graph

