



# Lynden House Harpur Hill Road

Buxton, SK17 9LF

£325,000



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Tenure Freehold Council Tax Band D



Situated in an elevated position, we are delighted to offer for sale Lynden House, a substantial three bedroom detached bungalow with views to the hills. Maintained to a superb standard by our clients over a number of years, with a recently refitted shower room the property benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout, and has a substantial conservatory to the rear. There is a detached garage/workshop and ample off road parking for a number of vehicles. The rear garden is mainly flagged with mature well stocked borders. An internal inspection is highly recommended.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Continue through the lights and after a while turn right at the sign for Harpur Hill. Proceed along Harpur Hill Road, across the mini roundabout and after a short while the property will be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

13'5" x 13'0" (4.09m x 3.96m)

With uPVC front entrance door and frosted uPVC sealed unit double glazed window to front. Double radiator, stairs to first floor and under stairs storage cupboard housing a Worcester combination central heating and hot water boiler.

### Inner Hallway

3'11" x 2'9" (1.19m x 0.84m)

With single radiator.

### Kitchen

9'10" x 9'4" (3.00m x 2.84m)

Fitted with a range of base and eye level units and working surfaces, incorporating a Stoves four ring gas hob with oven below and extractor over. With one and a half bowl single drainer sink unit with tiled splash backs, space for a fridge/freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher. With a glazed door and window leading out to the conservatory.

### Lounge/Dining Room

23'3" x 11'0" (7.09m x 3.35m)

With a superb feature marble fireplace surround and mantel over, incorporating a coal effect living flame gas fire. With double radiator. T.V. aerial point and uPVC sealed unit double glazed window to front. With sliding uPVC sealed unit double glazed patio doors leading to the conservatory.

### Conservatory

19'5" x 8'4" (5.92m x 2.54m)

With uPVC sealed unit double glazing throughout. Door to kitchen, two double radiators, a decorative wooden fireplace surround and mantel over, incorporating a log effect living flame gas fire. With uPVC door to side and uPVC sealed unit double glazed French doors leading out to the patio garden.

### Cloakroom

4'6" x 3'8" (1.37m x 1.12m)

Half tiled and fitted with a low level W.C. With uPVC sealed unit double glazed window with internal blinds.

### Shower Room

7'6" x 5'5" (2.29m x 1.65m)

With tiled walls and recently fitted with an excellent quality suite, comprising a fully tiled and glazed walk-in double shower unit and shower, wash hand basin with storage below and heated towel rail. Extractor fan and two frosted uPVC sealed unit double glazed windows with internal blinds to the rear.

### Bedroom One

11' 1 x 10' (3.35m x 3.05m)

With a single radiator and uPVC sealed unit double glazed window to front.

## FIRST FLOOR

### Landing

4'8" x 4'0" (1.42m x 1.22m)

With built-in double wardrobe and uPVC sealed unit double glazed window to rear.

### Bedroom Two

12'7" x 11'7" (3.84m x 3.53m)

Single radiator, built-in storage cupboard and uPVC sealed unit double glazed window to rear.

### Bedroom Three

11'7" x 9'2" (3.53m x 2.79m)

With single radiator, a built-in range of wardrobes and cupboards, access to eaves storage and uPVC sealed unit double glazed window to rear.

## OUTSIDE

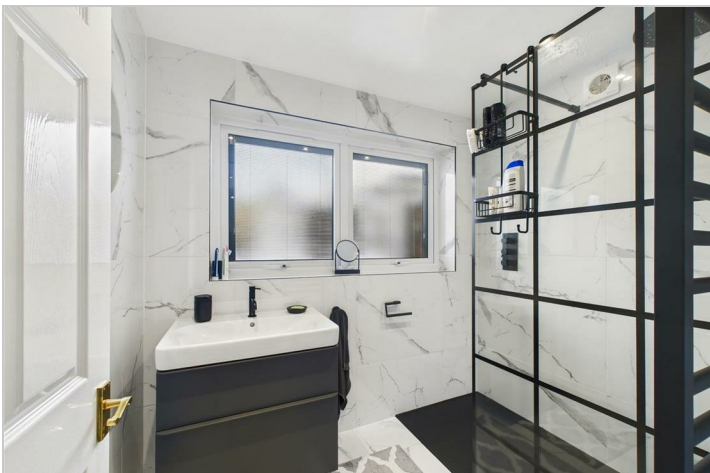
### Garage/Workshop

24'10" x 11'4" (7.57m x 3.45m)

With metal up and over door, light and power, two uPVC sealed unit double glazed windows to side, work benches and wall mounted shelving.

### Garden and Parking

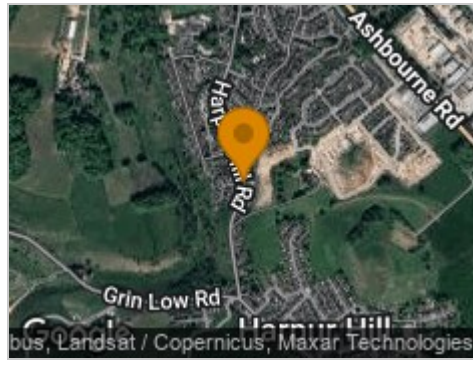
To the front of the property there is a Tarmacadam driveway with ample parking for a number of vehicles to both the front and side. The rear garden is mainly flagged with mature borders with many shrubs, flowers and bushes etc.



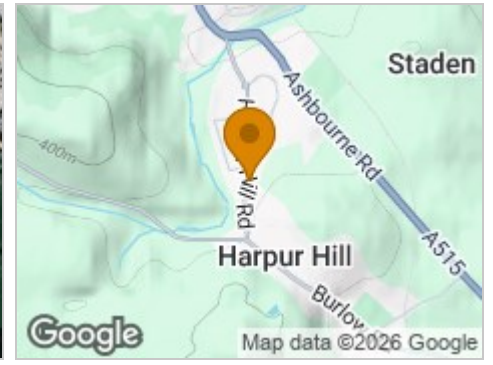
## Road Map



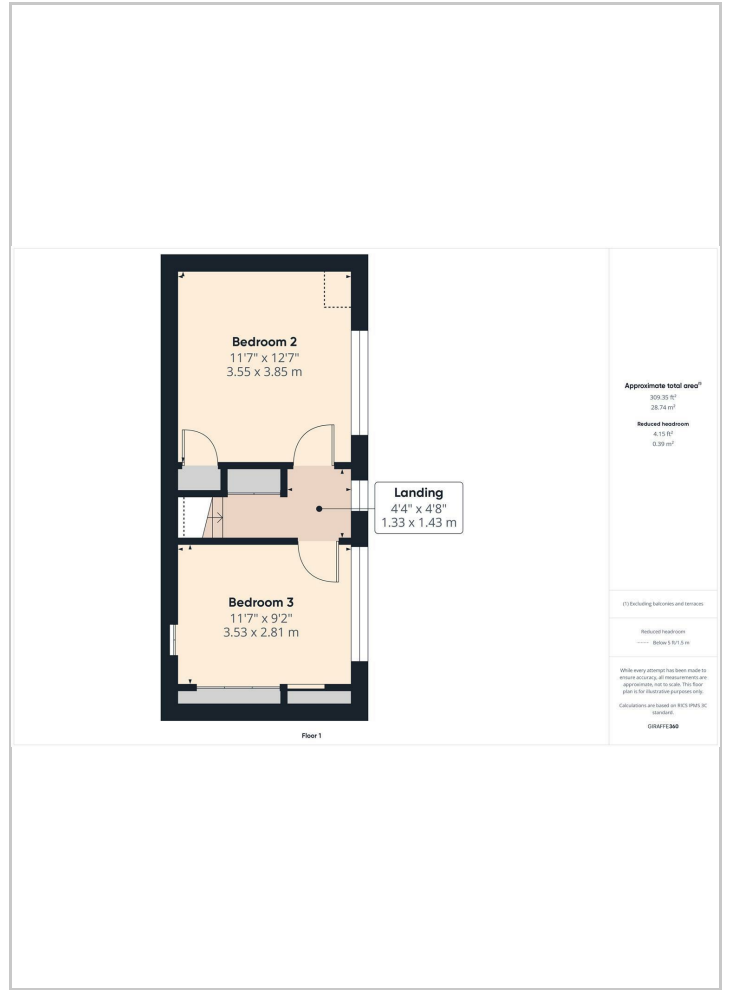
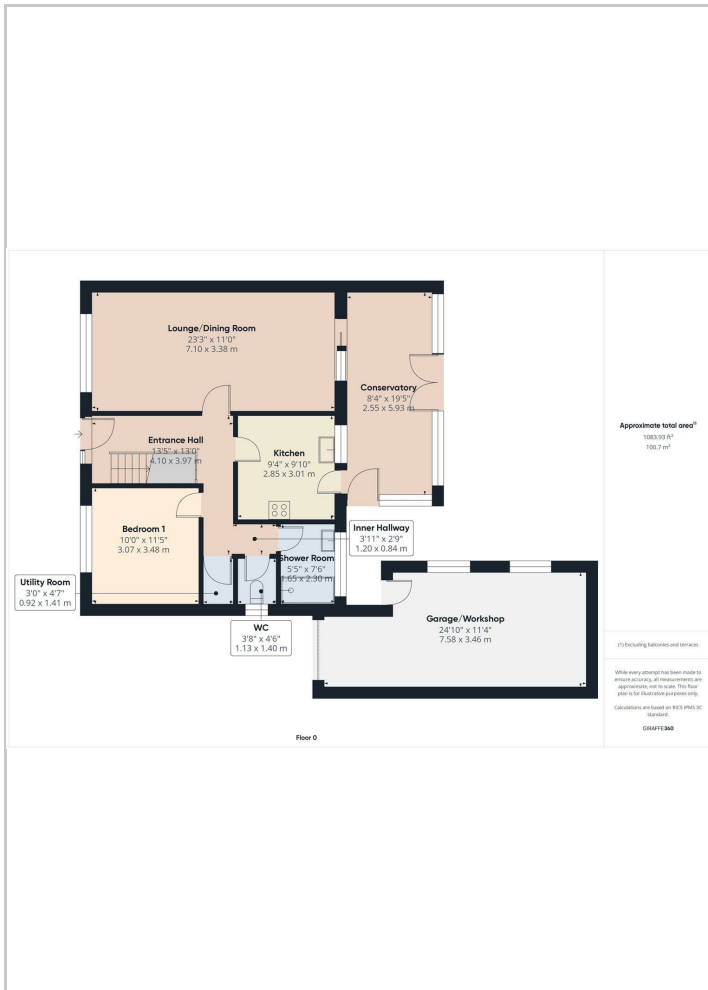
## Hybrid Map



## Terrain Map



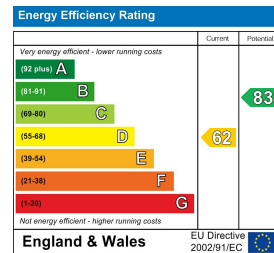
## Floor Plans



## 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

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