



# 96 Green Lane

Buxton, SK17 9DJ

Asking Price £595,000



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Tenure Freehold Council Tax Band F



Situated in the highly desirable Green Lane, this delightful detached house offers a perfect blend of comfort and style. Built between 1980 and 1989, the property boasts a spacious layout that is ideal for family living.

The house features two inviting reception rooms, providing versatile spaces for relaxation and entertainment as well as four well-proportioned bedrooms.

The property offers ample off road parking and a double width garage.

This property presents an excellent opportunity for anyone seeking a comfortable family home in a desirable area. With its spacious interiors and convenient amenities, it is sure to attract interest from a variety of buyers.

## 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. 96 will be seen on the right hand side.

## GROUND FLOOR

### Entrance

21'8" x 6'5" (6.60m x 1.96m)

Composite entrance door with decorative glass panels and glass panels either side. uPVC double glazed window to side. Stairs to first floor. Understairs storage cupboard. Radiator. Coving and skirting.

### Lounge

21'4" x 13'2" (6.50m x 4.01m)

uPVC double glazed windows to front and rear. Feature fireplace with wooden surround and marble effect hearth with inset gas coal effect fire. Two radiators. Coving and skirting.

### Dining Room

9'8" x 9'8" (2.95m x 2.95m)

uPVC double glazed window to rear. Radiator. Coving and skirting.

### W.C.

5'0" x 2'11" (1.52m x 0.89m)

Wall mounted hand basin. Low level W.C. Tiled flooring and tiling to the walls. Extractor fan.

### Kitchen

15'11" x 10'7" (4.85m x 3.23m)

uPVC windows to front and side. uPVC door to side. Radiator. Range of base and wall units. Worksurfaces with one and a half bowl sink unit with mixer tap. Electric hob with extractor over. Electric double oven. Integrated dishwasher and fridge/freezer. Tiled splashbacks. Internal door to garage.

## FIRST FLOOR

### Landing

17'5" x 6'5" (5.31m x 1.96m)

uPVC window to front. Radiator. Loft access with loft ladder. Storage cupboard with shelving. Cupboard housing combination boiler.

### Bedroom One

14'5" x 13'5" (4.39m x 4.09m)

uPVC window to rear. Range of fitted wardrobes. Spot lighting. Radiator. Coving and skirting.

### En-suite

6'4" x 6'3" (1.93m x 1.91m)

uPVC window to rear. Panel enclosed bath with shower attachment. Wash hand basin. low level W.C. Decorative wood effect panelling to walls and flooring. Towel rail.

### Bedroom Two

14'9" x 14'0" (4.50m x 4.27m)

uPVC double glazed window to front. Radiator.

### Bedroom Three

9'8" x 8'0" (2.95m x 2.44m)

uPVC double glazed window to rear. Radiator.

### Bedroom Four

13'4" x 6'10" (4.06m x 2.08m)

uPVC double glazed window to front. Radiator. Spot lighting.

### Bathroom

6'9" x 6'6" (2.06m x 1.98m)

uPVC window to rear. Double shower cubicle with power shower. Wash basin with storage under. Low level W.C. Towel rail. Tiled walls.

### OUTSIDE

Tarmac driveway providing off road parking for several vehicles. Lawned areas with mature flower shrubs and trees borders. Fencing and wall boundaries.

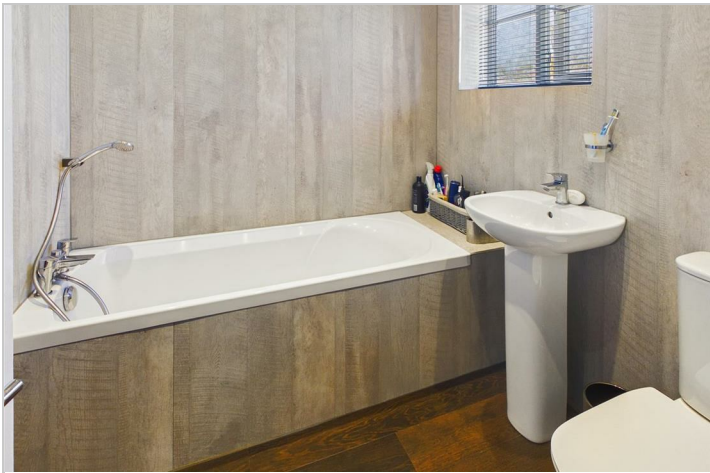
### Garage

16'8" x 13'11" (5.08m x 4.24m)

Double width garage with up and over door. Power and light connected. Plumbing for washing machine and tumble dryer.

### Garden

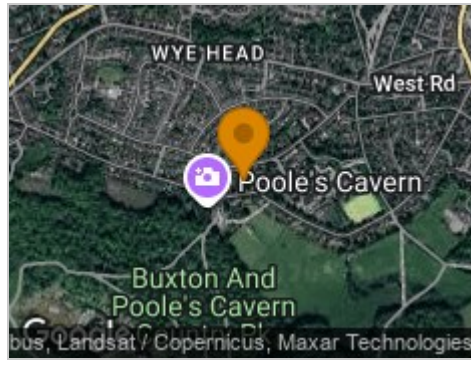
Mainly laid to lawn with flower, shrub and mature tree borders. Attractive stone wall and fence boundaries. Shed. Side gate.



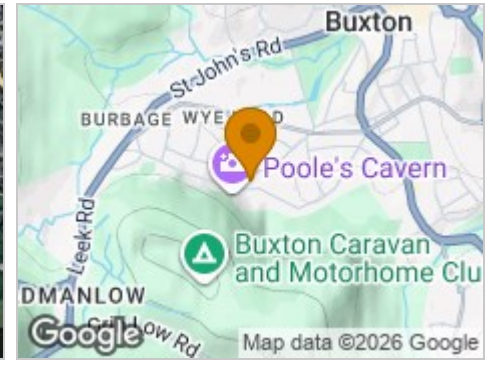
## Road Map



## Hybrid Map



## Terrain Map



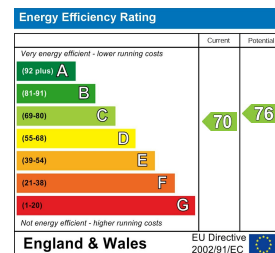
## Floor Plans



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