



# 4 Beech View Drive

Buxton, SK17 9NS

£250,000



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Tenure Council Tax Band C



Situated in the popular residential Beech View Drive, Buxton, this delightful semi-detached house offers a perfect blend of style, comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

This property benefits from being in close proximity to the scenic beauty of Buxton, known for its stunning landscapes and rich history. Residents can enjoy the local amenities, including shops, schools, and parks, all within easy reach.

## DIRECTIONS

From our office turn left and proceed up Terrace Road across the market place up to the London Road traffic lights. Proceed through the London Road traffic lights onto London Road and follow the road until it goes into the dip turning right at the sign post for Harpur Hill. Proceed up Harpur Hill road to the first roundabout and where the property is situated on the right hand side.

## ENTRANCE

7'11" x 3'9" (2.41m x 1.14m)

Entrance door to hallway with Vinyl tiled floor. Radiator. Decorative wood panelling to walls. Stairs to first floor

## W.C

5'8" x 3'0" (1.73m x 0.91m)

Obscure double glazed window to front. Wash hand basin. Low level W.C. Radiator. Vinyl tiled flooring.

## Sitting Room

14'2" x 12'0" (4.32m x 3.66m)

Double glazed window to front. Decorative wood panelling to one wall. Radiator. Coving to ceiling. Storage cupboard.

## Kitchen/Diner

15'2" x 8'8" (4.62m x 2.64m)

Extensive range of base and eye level units with inset one and a half bowl sink unit. Space for washing machine, fridge/freezer and tumble dryer. Inset gas hob. Built in electric oven. Spot lighting. Double glazed doors to garden. Vinyl wood effect flooring.

## FIRST FLOOR

Landing - Storage cupboard with hanging rails. Loft access

## Bedroom One

9'8" x 9'5" (2.95m x 2.87m)

Double glazed window to front. Radiator. Decorative wood panelling to one wall.

## En-Suite Shower Room

6'3" x 5'3" (1.91m x 1.60m)

Obscure double glazed window to front. Vinyl flooring. Radiator. Tiling to walls. Spot lighting. Shower enclosure with wall mounted shower.

## Bedroom Two

9'1" x 7'6" (2.77m x 2.29m)

Double glazed window to front. Radiator. Decorative panelling to one wall.

## Bedroom Three

7'6" x 5'9" (2.29m x 1.75m)

Currently used as an office. Double glazed window to rear. Radiator.

## Bathroom

5'10" x 5'5" (1.78m x 1.65m)

Vinyl tiled flooring. Tiling to walls. Low level W.C.

Wash hand basin. Panel enclosed bath. Extractor fan.

## OUTSIDE

Path leading to entrance door with lawned area bordered by hedging.

## Garden

Tiered garden with flagstone patio areas enclosed by panel fencing. Storage shed. Steps leading to rear gate providing access to private parking area with two allocated parking spaces.

## GROUND FLOOR



## Road Map



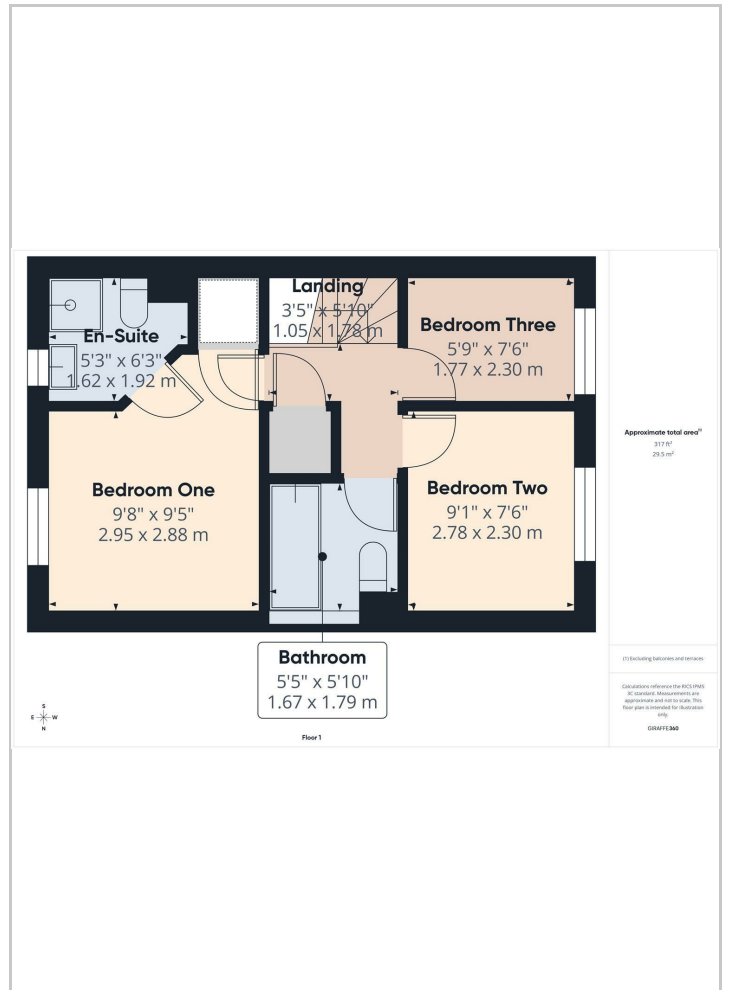
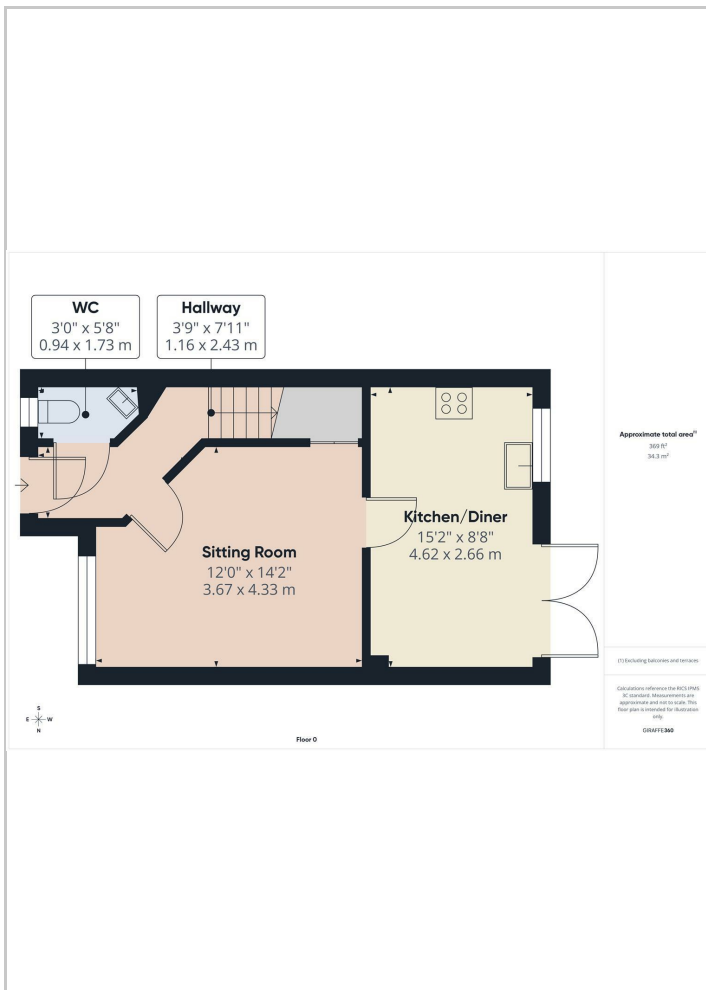
## Hybrid Map



## Terrain Map



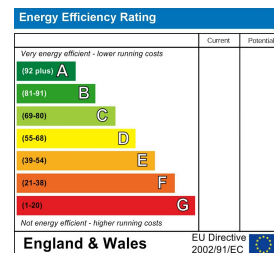
## Floor Plans



## 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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