



# 98 Burlow Road

Buxton, SK17 9HT

£360,000



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Tenure Freehold Council Tax Band B



We are delighted to offer for sale this versatile family home, currently arranged as a spacious three bedroom semi detached with an additional first floor one bedroom flat. The property benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. As a substantial family home, the property offers five bedroom, three reception, two bathroom family accommodation and benefits from ample off road parking and a generous lawned garden with adjoining countryside beyond. Either as a three bedroom family home with a dependent relative suite or as a possible holiday let income or a substantial and well situated home for a family, an internal inspection is highly recommended.

## DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. Travel through the traffic lights into London Road and continue along this road for a while, turning right at the signpost for Harpur Hill. Proceed up Harpur Hill Road and bear left as the road becomes Burlow Road. As the road drops down, the property can be seen on the right, set back from the road where our For Sale board has been erected.

## GROUND FLOOR

### Entrance Porch

11' x 7'1" (3.35m x 2.16m)

Single radiator, three uPVC sealed unit double glazed windows and frosted uPVC entrance door.

### Dining Room

17' x 10'2" (5.18m x 3.10m)

With a uPVC sealed unit double glazed window to front, double radiator, under stairs storage pantry, sliding door into the lounge and open plan through into the kitchen.

### Kitchen

15' x 8' (4.57m x 2.44m)

With tiled flooring and fitted with an excellent quality range of base and eye level units and work surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with tiled splashbacks. With integrated five ring stainless steel gas hob with stainless steel extractor over, integrated oven, space for a

larger fridge and space for a larger freezer. Single radiator and two uPVC sealed unit double glazed windows.

### Utility Room

11' x 4'9" (3.35m x 1.45m)

With tiled flooring and fitted with a good quality range of base and eye level units and work surfaces. Space and plumbing for a washing machine and space for tumble dryer. With sink unit, uPVC sealed unit double glazed window and wall mounted Alpha combination central heating and hot water boiler.

### Lounge

14'2" x 14' (4.32m x 4.27m)

With a decorative wooden fireplace surround and mantle over incorporating a coal effect electric fire. With two wall light points, television aerial point, double radiator and uPVC sealed unit double glazed sliding patio doors to outside.

### Hallway

4' x 3'6" (1.22m x 1.07m)

Stairs to first floor and double radiator.

### Inner Hallway

11'1" x 4' (3.38m x 1.22m)

With double radiator and uPVC sealed unit double glazed door to the rear.

### Cloakroom

4'9" x 4' (1.45m x 1.22m)

With low level suite wc, wall mounted wash hand basin and extractor fan.

### Sitting Room/Bedroom Four

11'2" x 11' (3.40m x 3.35m)

With double radiator, decorative wooden fireplace surround and uPVC sealed unit double glazed window.

## FIRST FLOOR

### Landing

4' x 3' (1.22m x 0.91m)

With loft access and access to the main house and access to the apartment.

### Inner Landing

4' x 3' (1.22m x 0.91m)

### Bedroom One

11' x 10'9" (3.35m x 3.28m)

With built in storage cupboard, single radiator and uPVC sealed unit double glazed window with views to the countryside.

### En Suite Shower Room

5'8" x 5' (1.73m x 1.52m)

With tiled walls and fitted with a tiled and glazed cubicle and shower, low level suite wc and pedestal wash hand basin. Extractor fan.

### Bedroom Two

13'9" x 8' (4.19m x 2.44m)

With single radiator and uPVC sealed unit double glazed window.

### Bedroom Three

10'4" x 8' (3.15m x 2.44m)

Single radiator and uPVC sealed unit double glazed window.

## APARTMENT

### Landing

4' x 3' (1.22m x 0.91m)

### Kitchen/Lounge

15' x 10'2" (4.57m x 3.10m)

The kitchen area is fitted with an excellent quality range of

base and eye level units and work surfaces incorporating a four ring ceramic hob with extractor over and oven below. With a stainless steel single drainer sink unit with tiled splashbacks, space and plumbing for a washing machine and space for a larger fridge. With a uPVC sealed unit double glazed window to side. The lounge area has a uPVC sealed unit double glazed window to side, television aerial point and uPVC sealed unit double glazed door to outside with stairs leading to the ground floor.

### Bedroom One

15' x 8'8" (4.57m x 2.64m)

With double radiator and uPVC sealed unit double glazed window to side with views to the countryside.

### Bathroom

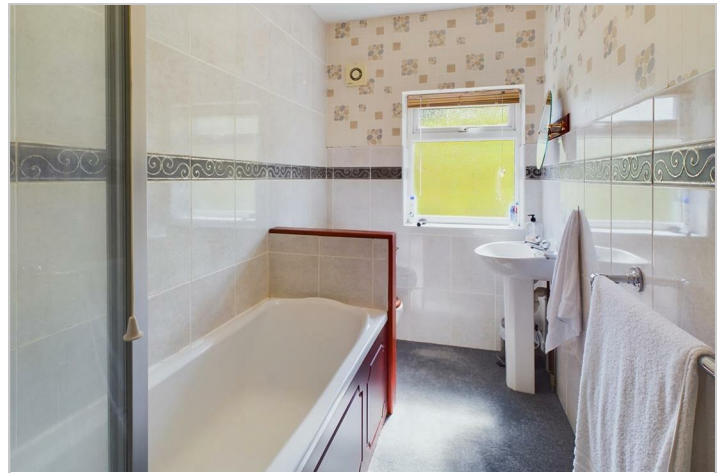
10' x 5'1" (3.05m x 1.55m)

Part tiled and fitted with an excellent quality suite comprising of panel bath with shower over and shower screen, low level suite wc and pedestal wash hand basin. Extractor fan, stainless steel heated towel radiator and frosted uPVC sealed unit double glazed window.

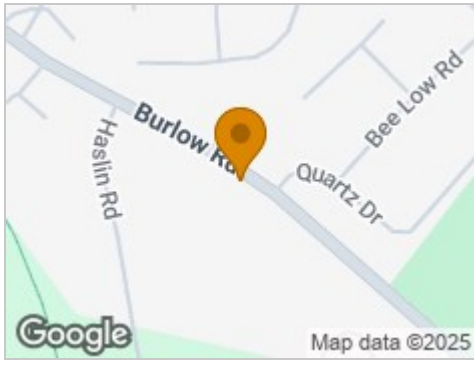
## OUTSIDE

### Gardens and Parking

The property is approached by a shared driveway (shared with one other property) leading to a substantial tarmacadam off road parking area providing space for a number of vehicles. There is a substantial flagged patio area to the rear of the property and steps leading down to an extremely generous lawned garden adjacent to countryside.



## Road Map



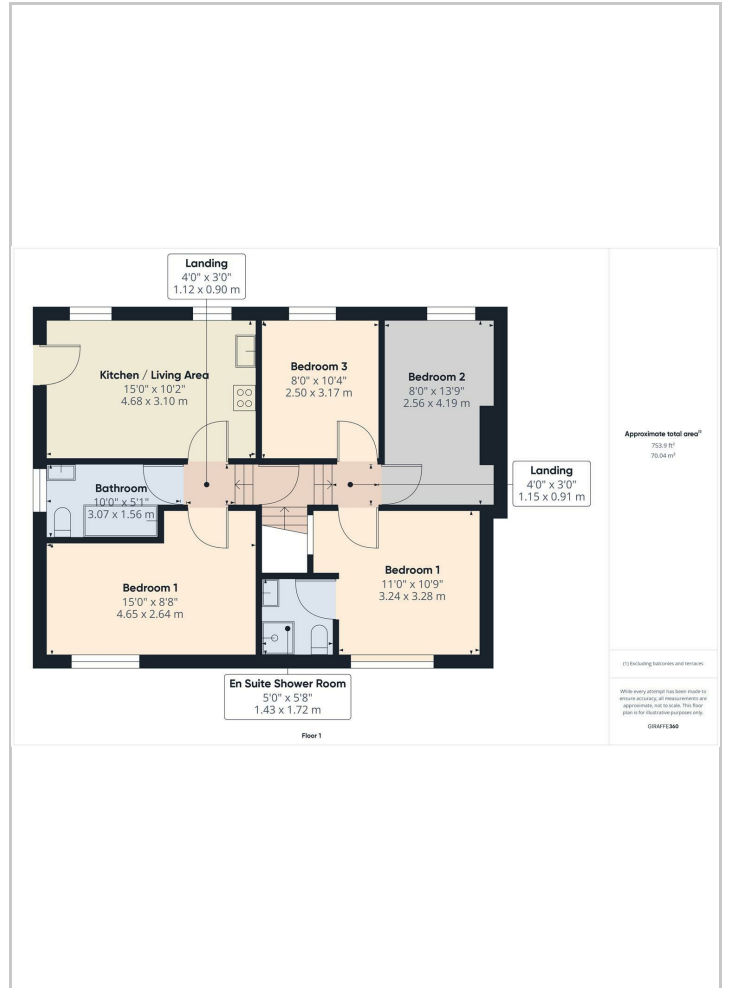
## Hybrid Map



## Terrain Map



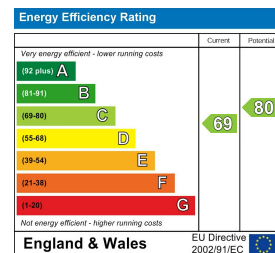
## Floor Plans



## 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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