



# 12b Fairfield Road

Buxton, SK17 7DW

£120,000



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Tenure Leasehold Council Tax Band A



Recently refurbished to an extremely high standard we are delighted to offer sale this spacious two bedroom maisonette with substantial private yard to the rear. Benefiting from a newly installed (February 2025) combination boiler and with majority UPVC sealed unit double glazing and sealed unit double glazing throughout. With brand-new carpets and decoration throughout and within easy walking distance of the town centre and its many amenities. A viewing is highly recommended.

## DIRECTIONS

From our Buxton office turn right and turn right at the roundabout. Proceed along Station Road travelling straight across the next roundabout and turn left at the following two roundabouts into Fairfield Road. The property can be seen just after the turning for Lightwood Road on the left hand side.

## GROUND FLOOR

### Communal Entrance Porch

### Lounge/Dining Kitchen

28'9" expanding to 12'11" narrowing to 13'6" (8.78 expanding to 3.96m narrowing to 4.14m)

Lounge area with brand new carpet throughout, single radiator, and sealed unit double glazed bay window to front. Kitchen area with a range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash backs. With integrated stainless steel oven with four ring stainless steel gas hob with extractor over. With space for a larder fridge, breakfast bar, and Vaillant wall mounted combination boiler. Single radiator. With uPVC sealed unit double glazed window to rear with views across Buxton.

### Landing/Study Area

With brand new carpet throughout, and uPVC sealed unit double glazed window to rear with stairs to the lower ground floor.

## LOWER GROUND FLOOR

### Hallway

12'11" x 3'4" (3.96 x 1.02)

With brand new carpet throughout and single radiator. Door to rear patio.

### Bedroom One

11'2" x 10'1" (3.42m x 3.08m)

Single radiator and uPVC sealed unit double glazed window to rear.

### Bedroom Two

15'1" x 8'9" (4.62m x 2.67m)

With brand new carpet throughout, single radiator and uPVC sealed unit double glazed window to outside.

### Bathroom

6'3" x 7'0" (1.92 x 2.15)

Fitted with a panelled bath with mixer shower over, low level W.C., and pedestal wash hand basin. Fully tiled throughout, tiled flooring, and extractor fan.

### Storage cupboard

2'9" x 3'4" (0.86 x 1.03)

With space and plumbing for a washing machine.

## OUTSIDE

To the rear of the property is a good sized flagged patio area with views across Buxton.



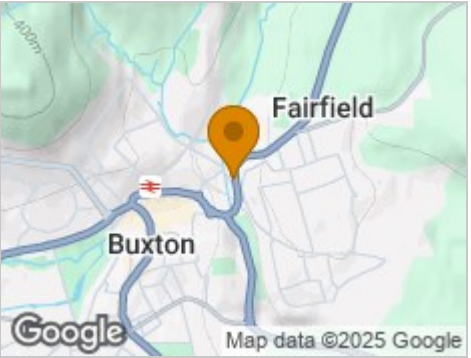
Road Map



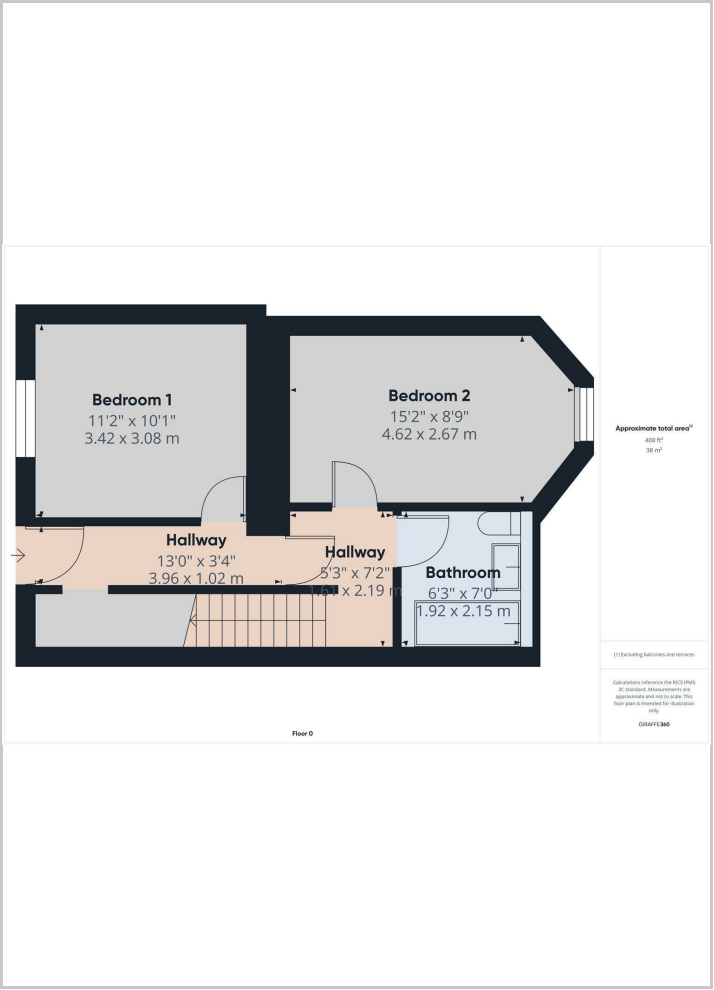
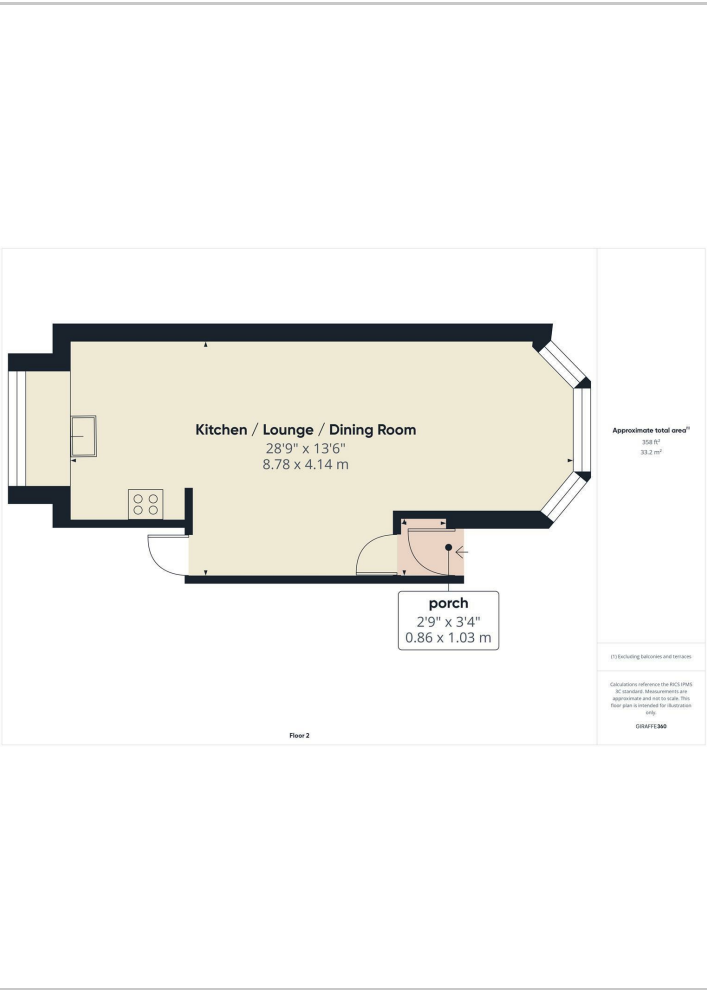
Hybrid Map



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.

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Energy Efficiency Graph

