



# 6a Belmont Terrace Terrace Road

Buxton, SK17 6DZ

£127,500



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Tenure Leasehold Council Tax Band A



A fully refurbished spacious, two bedroom duplex apartment, centrally located in Higher Buxton and The Market Place and within easy walking distance of its many amenities and the town centre. With brand new kitchen and bathroom fittings, combi gas fired central heating and sealed unit double glazing throughout. Private rear yard. An ideal first time buy or investment purchase. Viewing is highly recommended. No onward chain.

## DIRECTIONS:

From our Buxton office, bear left and proceed up Terrace Road and after a short while Belmont Terrace will be seen on the right hand side.

## GROUND FLOOR

### Communal Entrance Hall

### Lounge

13'8" x 12'11" (4.17m x 3.94m)

With two double radiators, security entrance telephone and a feature marbled fireplace with mantel over. With two wall light points and a sealed unit double glazed bay window to front.

### Dining/Kitchen

14'5" x 14'1" (4.39m x 4.29m)

Fitted with a brand new range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash backs. With space and plumbing for a washing machine, space for a fridge/freezer, fitting for a cooker and stainless steel extractor over. Two wall light points and sealed unit double glazed window to rear.

### Inner Hallway

10'4" x 5'4" (3.15m x 1.63m)

With door to outside and door to lower ground floor.

### Bathroom

8'3" x 7'6" (2.51m x 2.29m)

Fully tiled throughout and fitted with an excellent quality suite comprising of panelled bath, pedestal washbasin and low level w.c. Frosted window, wall mounted Alpha combination boiler, extractor fan and double radiator.

## LOWER GROUND FLOOR

### Hallway

4'4" x 4'2" (1.32m x 1.27m)

### Bedroom One

14'7" x 13'6" (4.45m x 4.11m)

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

### Bedroom Two

13'5" x 13'2" (4.09m x 4.01m)

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

## OUTSIDE

To the rear of the property there is a flagged yard.



## Road Map



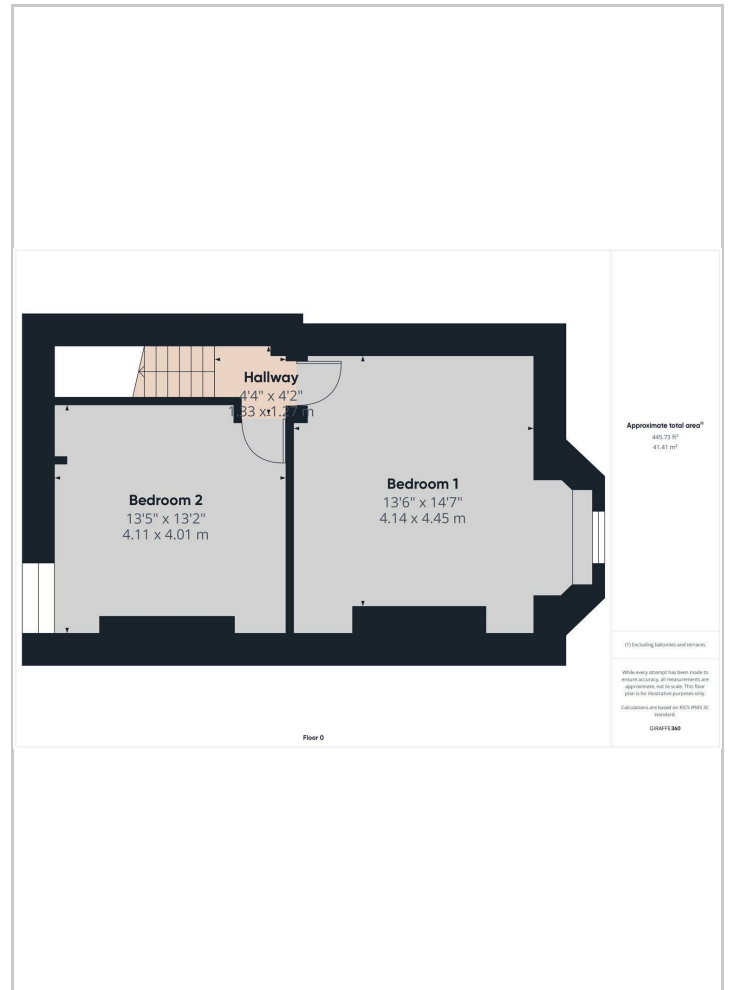
## Hybrid Map



## Terrain Map



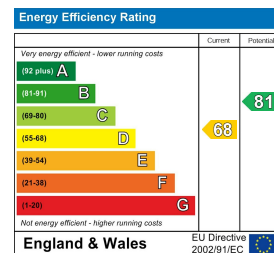
## Floor Plans



## 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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