



# 15 Silverlands

Buxton, SK17 6QH

£595,000



# 15 Silverlands

Buxton, SK17 6QH

Tenure Council Tax Band E



Situated in the highly sought-after of Silverlands area of Buxton, this impressive late 1800's semi-detached home offers spacious accommodation across four floors and retains a number of attractive period features.

The property boast six generously sized double bedrooms and two bathrooms, making it an ideal choice for growing families or those seeking flexible living space. The well-proportioned rooms throughout create a real sense of space and comfort.

Two reception rooms provide excellent areas for both relaxing and entertaining, with a layout that flows easily and enhances the home's welcoming feel. The Lounge is particularly impressive in size and benefits from a desirable south-facing aspect.

Well-presented throughout, this substantial property combines character with practicality, offering versatile accommodation to suit a variety of needs.

## DIRECTIONS

From our Buxton office turn left and proceed through the traffic lights up Terrace Road to the Market Place. Turn first left into Market Street and immediate left into Hardwick Square South. Follow the road and after a short while the road flows into Silverpark. Proceed ahead and number 15 will be seen on the left hand side.

## GROUND FLOOR

Large entrance door with decorative glass panels to entrance porch.

### Entrance Porch

4'11" x 4'6" (1.50m x 1.37m)

Vinyl wood effect flooring. Glass panelled door.

### Entrance Hallway

20'6" x 5'11" (6.25m x 1.80m)

Cornicing to ceiling. Radiator. Wood effect vinyl flooring. Stairs to first floor.

## Lounge

28'3" x 12'11" (8.61m x 3.94m)

Sash bay to window to front. Two double glazed windows to side. Cornice to ceiling. Skirting. Original wooden floorboards. Feature fireplace with marble insert and hearth.

## Reception Room

13'10" x 10'6" (4.22m x 3.20m)

Two sash windows to side. Radiator. Original built in storage cupboards to recess. Feature Victorian Fireplace with tiled hearth and surround. Door to cellar and door to kitchen.

## Cellar

12'5" x 12'3" and 13'11" x 10'6" (3.78m x 3.73m and 4.24m x 3.20m)

Two rooms currently used for storage with exposed stone walls and floor. Power and light connected.

## Kitchen

13'11" x 9'10" (4.24m x 3.00m)

Range of base and eye level units. Integrated dishwasher and washing machine. Worksurfaces with electric induction hob and extractor over. Built in double oven. One and a half bowl stainless steel sink unit. Breakfast bar. Window to side. Spot lighting. Karndean tiled effect flooring. Door to rear porch.

## Rear Porch

5'2" x 5'1" (1.57m x 1.55m)

Storage cupboards. Karndean tiled effect flooring. Sliding door to W.C.

## W.C

5'0" x 2'10" (1.52m x 0.86m)

Low level W.C. Window to rear. Karndean flooring.

## FIRST FLOOR

### Landing

15'15" x 14'1" and 17'7" x 3'0" (4.57m x 4.29m and 5.36m x 0.91m)

Split level landing with radiator stairs to second floor. Sash window to front.

### W.C

5'3" x 3'0" (1.60m x 0.91m)

High level cistern. Tiling to walls. Window to rear.

### Bathroom

9'10" x 8'2" (3.00m x 2.49m)

Double glazed window to side. Panel enclosed bath. Pedestal wash basin. Radiator. Tiling to walls. Vinyl tiled effect flooring. Storage cupboard housing combination boiler with shelving.

### Bedroom One

10'10" x 10'5" (307.85m x 3.18m)

Bay window to front and window to side. Wooden flooring. Radiator. Range of built in over bed storage cupboards.

### Bedroom Two

13'0" x 10'10" (3.96m x 3.30m)

Double glazed window to side. Radiator. Built in wardrobes.

### Bedroom Three

10'10" x 10'5" (3.30m x 3.18m)

Double glazed window to side. Cast iron feature fireplace. Radiator.

## SECOND FLOOR

### Landing

14'4" x 3'0" (4.37m x 0.91m)

Split level landing with window to front. Radiator

### Bathroom Two

11'0" x 9'10" (3.35m x 3.00m)

Window to rear with far reaching views of Buxton and surrounding rolling countryside. Low level W.C . Pedestal wash basin. Clawfoot roll top bath. Separate double shower enclosure. Eaves cupboard housing combination boiler. Towel rail and radiator. Karndean flooring.

### Bedroom Four

13'11" x 12'10" (4.24m x 3.91m)

Sash window to side. Cast iron fireplace. Radiator.

### Bedroom Five

13'0" x 12'3" (3.96m x 3.73m)

Sash window to side. Cast iron feature fireplace. Radiator.

### Bedroom Six / Office

10'11" x 10'6" (3.33m x 3.20m)

Double glazed window to side. Radiator.

## OUTSIDE

Gate with pathway to entrance door. Lawned area with flower and shrub borders enclosed by mature trees and hedging. Double wooden gates to side.

## Garden

Patio area. Storage shed. Gate to rear leading to access road with potential to make off road parking. Lawned area with flower borders to the side of the house enclosed by fencing.



## Road Map



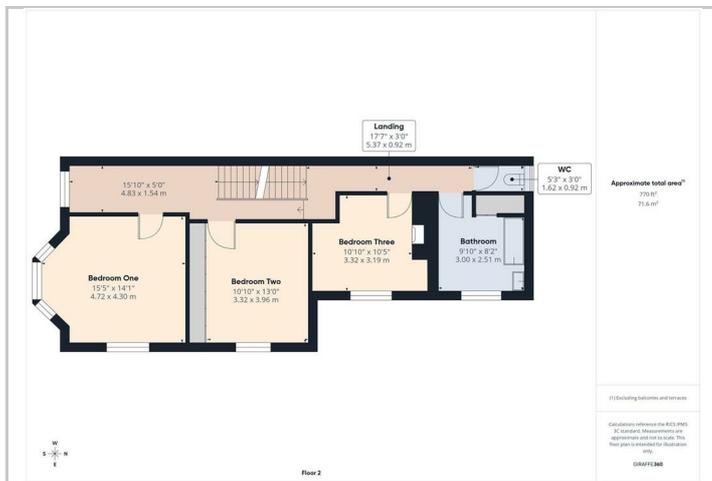
## Hybrid Map



## Terrain Map



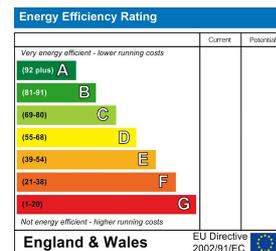
## Floor Plans



## 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

Mellors Estate Agents, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk