



3 Devonshire Hall Devonshire Road

Buxton, SK17 6GR

£175,000



3 Devonshire Hall Devonshire Road

Buxton, SK17 6GR

Tenure Leasehold Council Tax Band B



A well presented and very well situated two bedroom ground floor apartment within easy walking distance of the Buxton Opera House, Pavilion Gardens and the town centre with its many amenities. With excellent quality fittings to the kitchen and shower room and benefitting from combi gas fired central heating throughout. With allocated off road parking, sun room and outside decked seating area. A viewing is highly recommended. No onward chain.

DIRECTIONS

From our Buxton office bear right and turn left at the roundabout. Follow the road as it bears to the right up Manchester Road, turning first right into Marlborough Road. At the junction with Devonshire Road turn left and Devonshire Hall will be seen immediately on the right hand side.

GROUND FLOOR

Communal Entrance Hall

With lift and stairs to upper floors and access to the lower ground floor.

Entrance Hall

13'11" x 3'6" (4.24m x 1.07m)

With wood effect laminate flooring and double radiator.

Lounge/Dining Room

21'3" x 13'1" (6.48m x 3.99m)

With wood effect laminate flooring, two single radiators and open plan through into the kitchen area.

Kitchen

13'6" x 5'7" (4.11m x 1.70m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. With integrated Neff oven, integrated stainless steel four ring hob with stainless steel extractor over. With integrated dishwasher, integrated washing machine and integrated fridge/freezer. Single radiator, breakfast bar and sash window to side. With wall mounted Worcester combination central heating and hot water boiler and extractor fan.

Sun Room

8'10" x 9'5" (2.69m x 2.87m)

With tiled flooring, single radiator, two wall light points and glazed door and windows leading out to the decked seating area.

Bedroom One

13'9" x 13'6" (4.19m x 4.11m)

With sealed unit double glazed window, sash window and double radiator.

Bedroom Two

9'6" x 8'3" (2.90m x 2.51m)

With sealed unit double glazed sash window to rear. Double radiator.

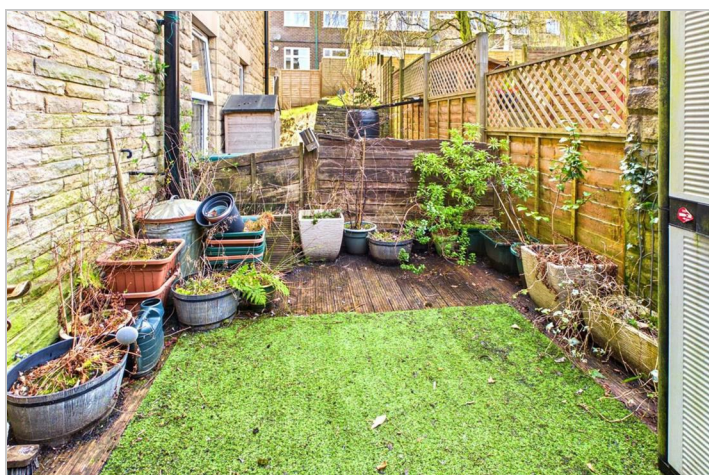
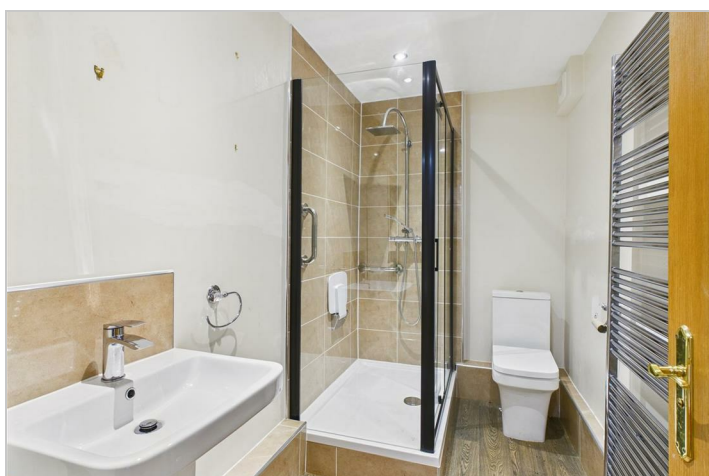
Shower Room

With a tiled and glazed double shower unit and rainfall shower, pedestal wash basin and low level wc. Extractor fan and stainless steel heated towel rail.

OUTSIDE

Garden and Parking

To the rear of the apartment there is a decked patio seating area off the sun room. There is an allocated off road parking space and communal lawned garden to the rear of the property.



Road Map



Hybrid Map



Terrain Map



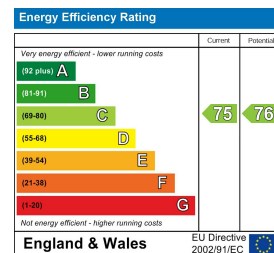
Floor Plan



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