



## Flat 2, 155 Park Road

Buxton, SK17 6SW

£160,000



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Tenure Leasehold Council Tax Band A



A spacious and well presented one bedroom apartment, superbly located on Park Road, just a short distance from the town centre, The Pavilion Gardens and The Opera House. Benefiting from uPVC sealed unit double glazing and combi gas fired central heating throughout and with a number of period features. Externally, there is an off road parking space and a car port. An internal viewing is highly recommended.

## DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Follow the road around to the right into Manchester Road and turn left into Park Road. At the T-junction, turn right and follow Park Road for a short distance where 155 can be found on the right hand side, clearly identified by our For Sale board. Please note that the access to Flat 2 is at the rear of the building.

## GROUND FLOOR

### Kitchen

10'2" x 8'6" (3.10m x 2.59m)

Fitted with a range of wooden base and eye level units and working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with tiled splashbacks. With integrated oven, stainless steel four ring gas hob and stainless steel extractor. Space and plumbing for a washing machine, space for larder fridge and space for larder freezer. Single radiator and two uPVC sealed unit double glazed windows to side. Door to lounge.

### Lounge

15'5" x 13'6" (4.70m x 4.11m)

With built in floor to ceiling cupboards housing an

Alpha combination central heating and hot water boiler. Wall mounted shelving, double radiator, uPVC sealed unit double glazed window to rear, telephone point and door to inner hall.

### Hallway

9'8" x 4'4" (2.95m x 1.32m)

With built in double wardrobe and stripped wooden flooring.

### Bedroom One

14'10" x 14'8" (4.52m x 4.47m)

With stripped wooden flooring and half wood panelled walls. Featuring a decorative granite fireplace surround and mantle incorporating a cast iron fireplace with tiled inset and hearth. Two wall light points, double radiator and two uPVC sealed unit double glazed windows.

### Bathroom

9'1" x 6' (2.77m x 1.83m)

Part tiled and fitted with a good quality suite comprising a panel bath with mixer shower, low level wc, pedestal wash basin. Tiled and glazed cubicle with shower, Victorian style radiator and frosted uPVC sealed unit double glazed window.

### OUTSIDE

#### Car Port and Parking

The flat has the benefit of a car port and further off road parking space.



## Road Map



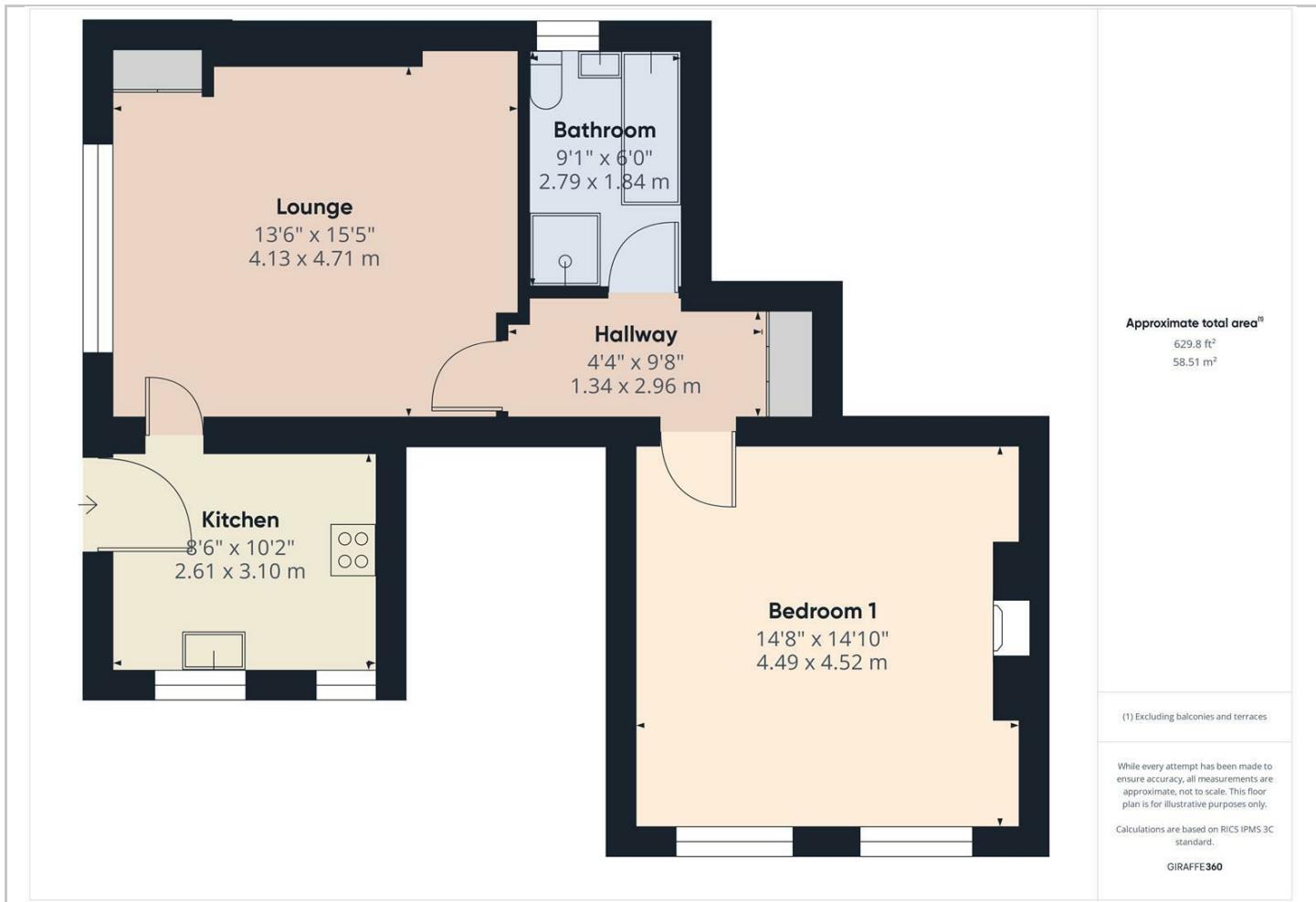
## Hybrid Map



## 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.

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## Energy Efficiency Graph

