



## Flat 2 Beechwood12 Park Road

Buxton, SK17 6SG

£185,000

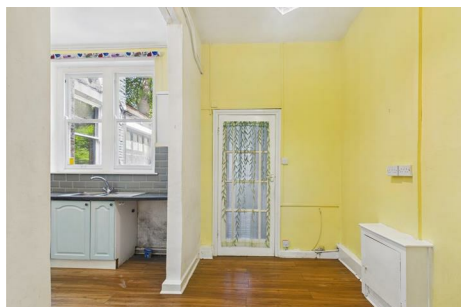




# Flat 2 Beechwood 12 Park Road

Buxton, SK17 6SG

Tenure Leasehold Council Tax Band B



A spacious two bedroom, ground floor flat offering well planned living accommodation in a highly sought after residential location in central Buxton. Whilst in need of some upgrading this property benefits from combi gas fired central heating and has its own private patio garden and privately accessed driveway suitable for the off road parking of a number of vehicles. The property is within easy reach of Buxton's Opera House, Pavilion Gardens and the Town centre with its many amenities and should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office, bear right and then left at the Spring Gardens roundabout onto Manchester Road. Follow this road as it bears around to the right and proceed up the hill turning immediate left into Park Road. At the 'T' junction turn left again and after a short while Beechwood, 12 Park Road will be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

8'0" x 4'3" (2.44m x 1.30m)

Single radiator and window to side.

### Cloakroom

8'4" x 3'9" (2.54m x 1.14m)

With low-level W.C., pedestal washbasin, single radiator and wall mounted Vaillant combination central heating and hot water boiler.

### Dining/Kitchen

15'9" x 10'7" (4.80m x 3.23m)

Fitted with a 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 splash back. Integrated oven with four ring ceramic hob and stainless steel extractor over, space and plumbing for a washing machine and space for fridge/freezer. With two sash windows to outside.

### Lounge

16'0" x 14'9" (4.88m x 4.50m)

With a feature stone fireplace surround and mantelpiece over with open grate and hearth. With wood block flooring throughout, two double radiators, built-in storage cupboards and two sash windows and glazed door to the rear garden.

### Bedroom One

15'2" x 10'10" (4.62m x 3.30m)

Built-in shelving, double radiator and two sash windows to the rear garden.

### Inner Hallway

7'4" x 3'0" (2.24m x 0.91m)

With tiled flooring and built-in storage cupboard.

### Bedroom Two

12'2" x 10'10" (3.71m x 3.30m)

Double radiator, built-in shelving and sash window to outside.

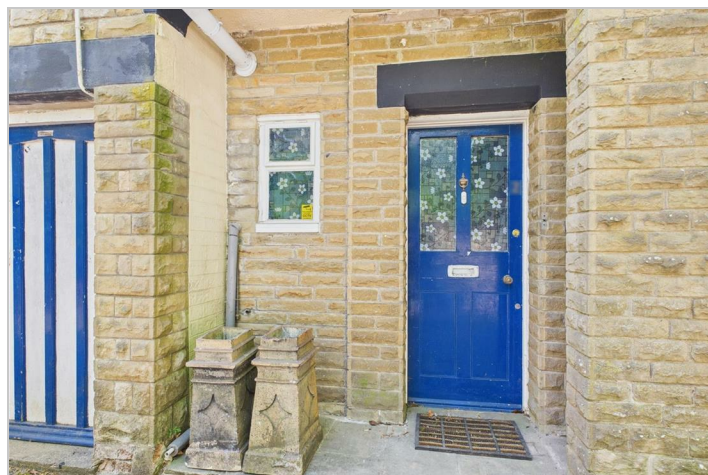
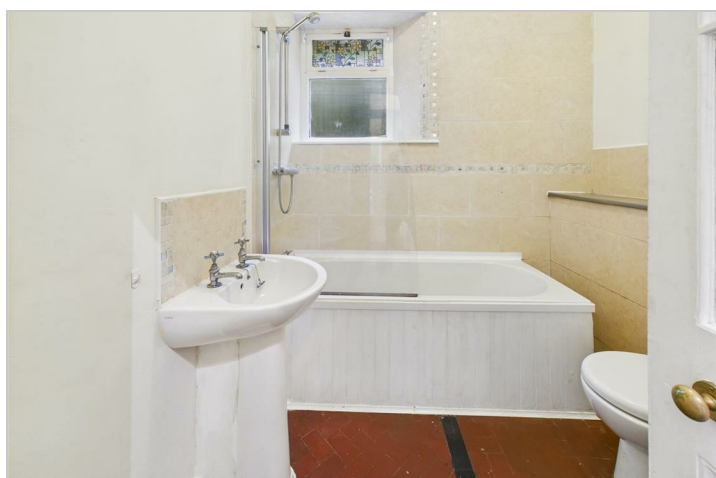
### Bathroom

7'5" x 6'4" (2.26m x 1.93m)

Fitted with a panelled bath with shower over and shower screen, low-level W.C. and pedestal washbasin. Tiled flooring, extractor fan and part tiled.

## OUTSIDE

Flat 2 has it's own private entrance with a doorway leading out to a flagged patio area and gravelled driveway suitable for the off road parking of a number of vehicles. There is also a detached stone storage shed.





Road Map



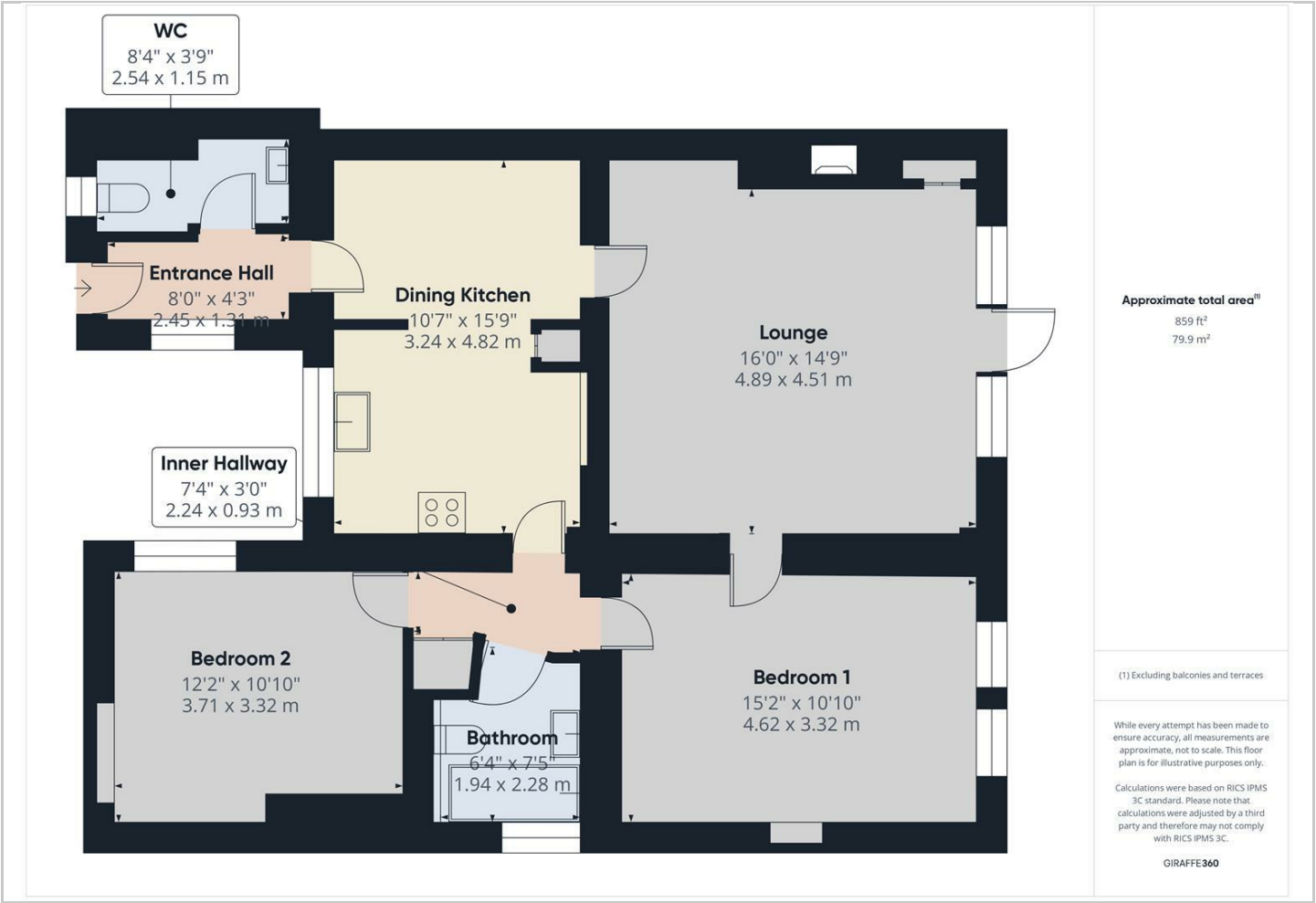
Hybrid Map



Terrain Map



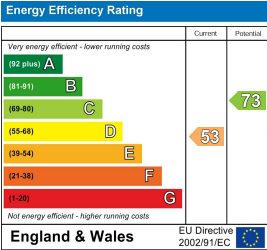
Floor Plan



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



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