Mellors
ESTATE AGENTS

The Coach House 141 Park Road

Buxton, SK17 6NW

Asking Price £415,000

3 2 1 D

The Coach House 141 Park Road

Buxton, SK17 6NW

Tenure Freehold **Council Tax Band** E

Located in the desirable Park Road, in Buxton this delightful coach house on offers a perfect blend of comfort and convenience.

Comprising three well-proportioned bedrooms situated on the ground floor with two bathrooms, Kitchen/diner and lounge on the first floor with door out to the gardens as well as designated parking available for two vehicles.

The location is simply superb, with Buxton's rich heritage and stunning natural surroundings right at your doorstep. Enjoy leisurely strolls through the picturesque parks or explore the local shops and eateries that make this town so special.

This coach house is not just a place to live; it is a lifestyle choice, offering both comfort and accessibility in a vibrant community. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this charming coach house your new home.

DIRECTIONS

From our Buxton office bear right and then left at the Spring Gardens roundabout onto Manchester Road. Follow the road as it bears to the right and turn first left into Park Road. At the junction turn right and follow the road as it bears to the left and after a short while 141 Park Road will be seen on the right hand side.

GROUND FLOOR

Entrance

Double glazed entrance door to hallway

Entrance Hall

12'4" x 8'6" (3.76m x 2.59m)

Double glazed window to front. Cupboard housing boiler. Laminate wood effect flooring. Radiator. Stairs to ground floor.

W.C

5'9" x 2'8" (1.75m x 0.81m)

Low level W.C. Pedestal wash basin with tiled splashbacks. Radiator.

Kitchen/Diner

15'2" x 10'5" (4.62m x 3.18m)

A range of base and wall units, worksurfaces with stainless steel sink unit and tiled splashbacks. Built in electric oven, gas hob with extractor over. Double glazed window to rear and side. Radiator. Door to Utility.

Utility Room

6'4" x 4'1" (1.93m x 1.24m)

Obscure double glazed window to side. Wall units and shelving. Work surface with space for washing machine under.

Lounge

19'6" x 13'5" (5.94m x 4.09m)

Triple aspect room with double glazed windows to each side and Double glazed windows to rear with feature arch glass panels with door to garden. Two radiators

LOWER GROUND FLOOR

Hallway

11'4" x 5'4" (3.45m x 1.63m)

Radiator

Bedroom One
15'2" x 13'2" (4.62m x 4.01m)
Double glazed door and window to rear garden. Radiator. Door to en-suite

En-Suite
7'2" x 5'6" (2.18m x 1.68m)
Obscure double glazed window to side. Shower enclosure with wall mounted shower. Tiling to walls. Low level W.C. Pedestal wash basin.

Bedroom Two
13'1" x 10'10" (3.99m x 3.30m)
Double glazed door and window to rear garden. Radiator.

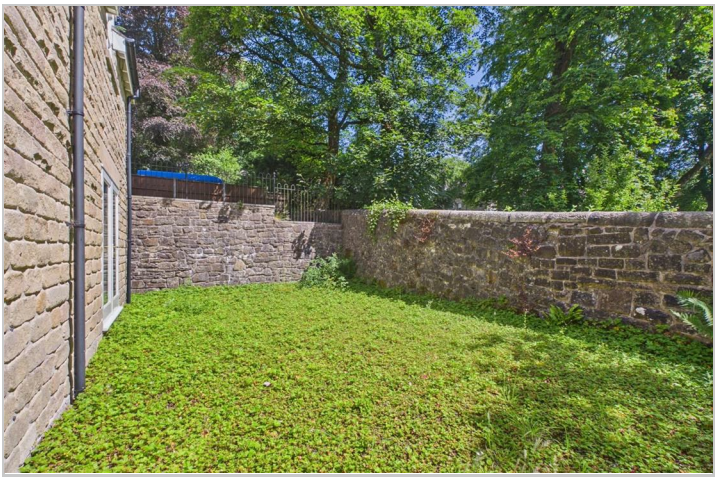
Bedroom Three
13'3" x 8'5" (4.04m x 2.57m)
Double glazed window to front. Radiator.

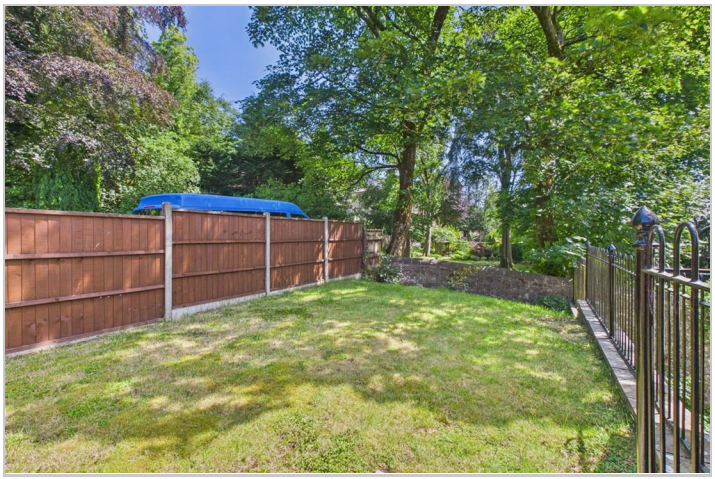
Bathroom
6'11" x 6'3" (2.11m x 1.91m)
Obscure double glazed window to front. Enclosed shower cubicle with wall mounted shower. Panel enclosed bath. Low level W.C. Pedestal wash basin. Tiling to walls.

OUTSIDE

Attractive wrought iron railings to the front with fencing and stone wall borders the rear of the property. Paved area providing off road parking for two vehicles. Gate leading to lawned garden with with patio and decking area.

Lower level garden area enclosed by stone wall with access gate to side.



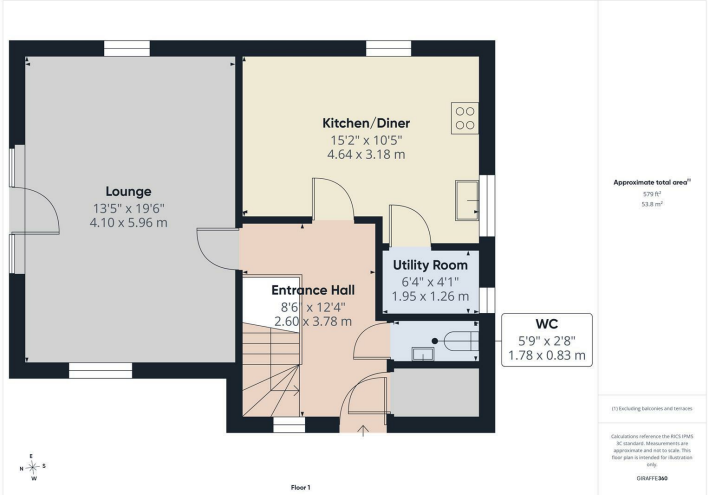


Road Map

Hybrid Map

Terrain Map

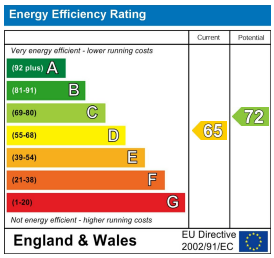
Floor Plans



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:
1. 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.
2. 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