Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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19 Bath Road

Buxton, SK17 6HH

Asking Price £299,950

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Tenure Freehold **Council Tax Band** C

Situated on Bath Road this delightful stone built semi-detached house is set over five floors in central Buxton, requires refurbishment, but with the price reflecting it's condition. Offering versatile living accommodation with six generously sized bedrooms and two well appointed bathrooms. The property includes a garage, adding to the convenience of living in this lovely area.

Buxton is known for its stunning scenery and vibrant community, offering a range of local amenities, parks, and recreational activities.

This semi-detached house on Bath Road presents an excellent opportunity for those seeking a spacious property in a desirable location with lots of potential.

Directions:

From our Buxton office bear left and proceed up Terrace Road and across the Market Place. Take the second right hand turning onto Bath Road where number 19 can be found.

Ground Floor

Entrance Porch

7'1 x 3'10" (2.16m x 1.17m)

Entrance Hall

19'11" x 7'0" (6.07m x 2.13m)

With entrance hall with wood effect flooring, stairs to first floor, double radiator and two doors to the kitchen and door to the lounge.

Lounge

24'5" x 13'9" (7.44m x 4.19m)

With coal effect living flame gas fire with decorative wooden fireplace surround and mantel over, two sealed unit double glazed sash bay windows to the front, sealed unit double glazed sash windows to the side, two double radiators.

Kitchen/Diner

24'5" x 15'2" (7.44m x 4.62m)

Fitted with a range of base and eye level units and working surfaces incorporating a Stoves Range gas cooker with gas hob and stainless steel extractor fan over. Tiled splash backs, stainless steel single drainer sink unit and integrated fridge. Tiled flooring, door to cellar, door to utility room and door to main hallway.

Dining area - With a feature cast iron decorative fireplace surround and mantel over with cast iron multi fuel burning stove and tiled hearth. Wood effect flooring, double radiator and two sealed unit double glazed sash windows to outside.

Utility Room

9'2" x 9'0" (2.79m x 2.74m)

With some base and eye level units and working surfaces incorporating a stainless steel bowl sink unit with tiled splash backs. Space and plumbing for a washing machine, space for fridge freezer and space and plumbing for a dishwasher. With sealed unit double glazed sash window and door to outside and tiled floor.

Lower Ground Floor

Cellar Room One

8'10" x 7'2" (2.69m x 2.18m)

With light and power.

Cellar Room Two

12'10" x 10'5" (3.91m x 3.18m)

Garage

18'2" x 12'7 " (5.54m x 3.84m ")

With light, power and door to outside.

First Floor

Landing

10'6" x 3'5" (3.20m x 1.04m)

With double radiator, stairs to second floor and sealed unit double glazed sash window to outside.

Bedroom One

16'6" x 11'0" (5.03m x 3.35m)

With double radiator, wooden floor, sealed unit double glazed bay window to front.

Bedroom Two
13'9" x 12'9" (4.19m x 3.89m)
Wooden flooring and sealed unit double glazed sash bay window to the front and sealed unit double glazed sash window to the side.

Bedroom Three
14'10" x13'8" (4.52m x4.17m)
Wooden flooring, double radiator and sealed unit double glazed sash bay window to the rear.

En Suite Shower Room
Fully tiled throughout and with a tiled and glazed shower cubicle , vanity bowl sink unit with storage below and low level WC. Wood effect flooring and extractor fan.

Bathroom
11'8" x 6'8" (3.56m x 2.03m)
Panel enclosed bath, pedestal wash basin and low level WC. With a fully tiled and glazed shower cubicle, frosted sealed unit double glazed sash window to outside, double radiator and wood effect flooring.

Second Floor

Landing
5'8" x 3'0" (1.73m x 0.91m)
With stairs to the second floor.

Bedroom Four
13'10" x 11'0" (4.22 x 3.35)
With double radiator, wooden flooring and sealed unit double glazed sash window to outside.

Third Floor

Landing
3'0" x 2'8" (0.91m x 0.81m)
With skylight window.

Bedroom Five
15'0" x 10'3" (4.57m x 3.12m)
With wood effect laminate flooring, double radiator and sealed unit double glazed sash window to outside.

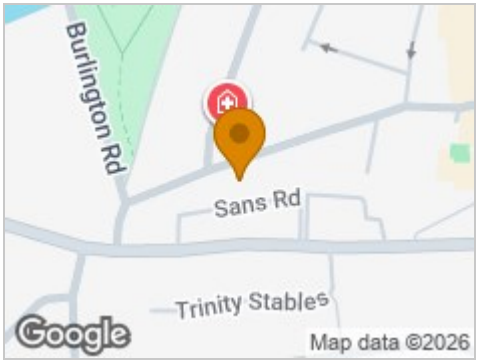
Bedroom Six (L Shaped)
11'5" x 11'0" (3.48m x 3.35m)
With a Velux sealed unit double glazed loft window, double radiator and wooden flooring. Access to eaves storage.

Outside
To the front of the property there is a rockery style garden with mature shrubs. Steps leading entrance door and gateway to the rear flagged garden.

Rear Garden
The rear garden is flagged with some borders with mature shrubs and enclosed by a dry stone wall.

AGENTS NOTE
The vendors have advised the boiler and showers are not currently working.

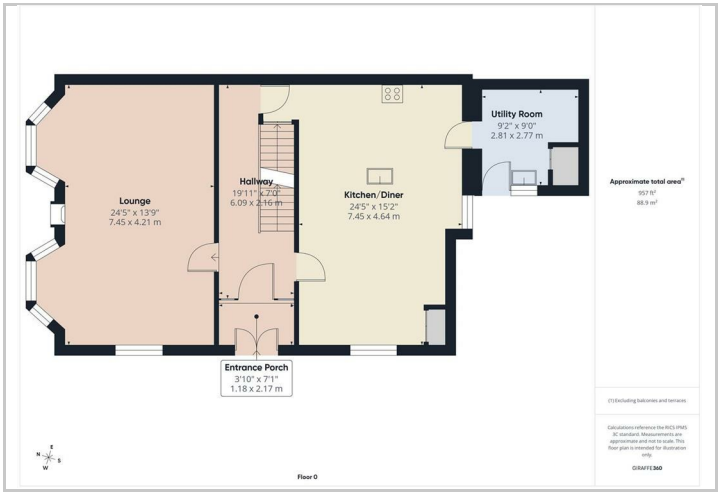
Road Map

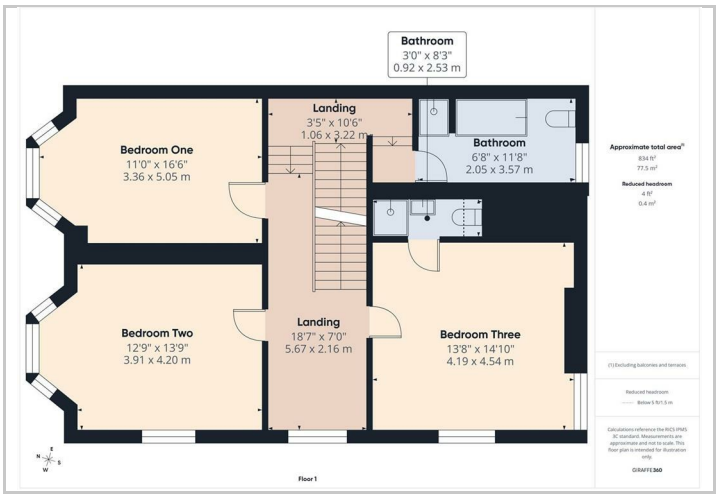


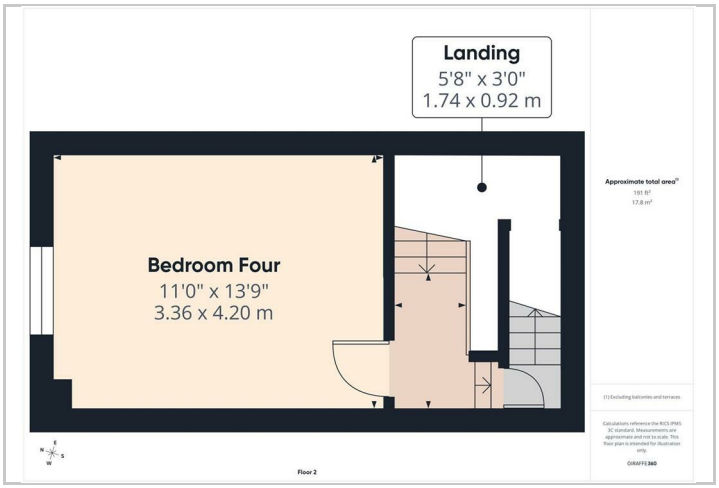
Hybrid Map

Terrain Map

Floor Plans



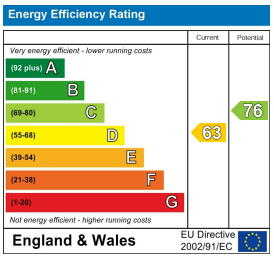




Viewing

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



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