Mellors
ESTATE AGENTS

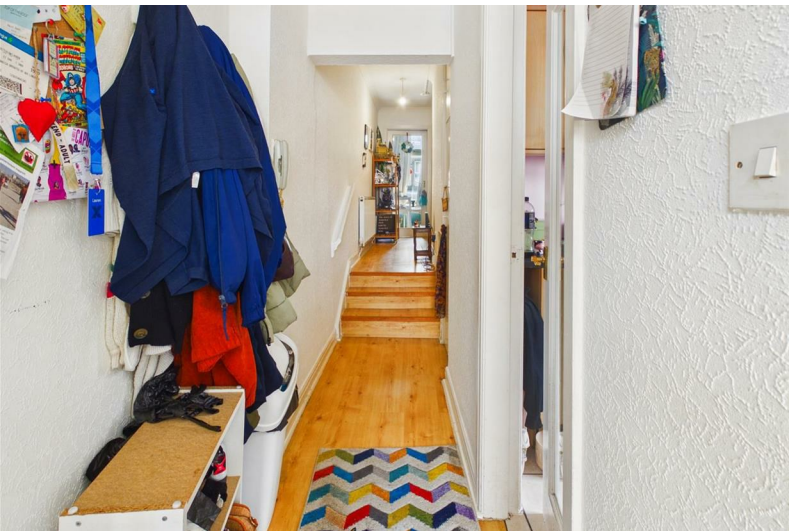
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN HIGH PEAK

37a Dale Road

Buxton, SK17 6NJ

Asking Price £110,000

2 1 1 C



37a Dale Road

Buxton, SK17 6NJ

Tenure Leasehold **Council Tax Band** A

Situated in Dale Road, Buxton this delightful flat conversion offers a perfect blend of comfort and convenience. With two bedrooms, well equipped Kitchen, cosy sitting room and bathroom this property is ideal for individuals and couples seeking a tranquil living space.

The property's location is particularly appealing, as it is situated in a vibrant community known for its stunning natural beauty and rich history. Buxton is famous for its beautiful parks, historic architecture, and the renowned Buxton Opera House, making it a wonderful place to live. Residents can enjoy leisurely strolls through the picturesque surroundings or partake in various local events and activities.

This flat conversion not only offers a comfortable living space but also presents an excellent opportunity for those looking to invest in a property in a sought-after area. With its charming features and prime location, this flat on Dale Road is a must-see for anyone looking to embrace the Buxton lifestyle. Don't miss the chance to make this lovely property your new home.

DIRECTIONS

From our Buxton office bear left and up Terrace Road and across the Market Place to the London Road traffic lights. At the traffic lights bear left into Dale Road and Number 37a can be seen, after a short while, on the left hand side.

Entrance

Communal entrance door. Stairs to first floor.

Flat Entrance

12'1 x 2'10 (3.68m x 0.86m)

Door to hallway.

Entrance Hall

6'7"x 6'3" (2.01mx 1.91m)

Radiator. Storage cupboard. Laminate flooring

Kitchen

8'2"x 7'10" (2.49mx 2.39m)

Range of base and wall units. Stainless steel sink unit. Integrated fridge. Built in electric oven with gas hob and extractor over. Space for washing machine. Tiled flooring. Double glazed window to side.

Sitting Room

12'11" x 11'2" (3.94m x 3.40m)

Double glazed window to front. Radiator. Laminate flooring. Decorative Feature fireplace with wooden surround and electric flame effect fire.

Bedroom One

11'11" x 9'10" (3.63m x 3.00m)

Double glazed window to rear. Radiator. Cupboard housing gas central heating boiler. Built in wardrobe and cupboard.

Bedroom Two

7'10" x 6'9" (2.39m x 2.06m)

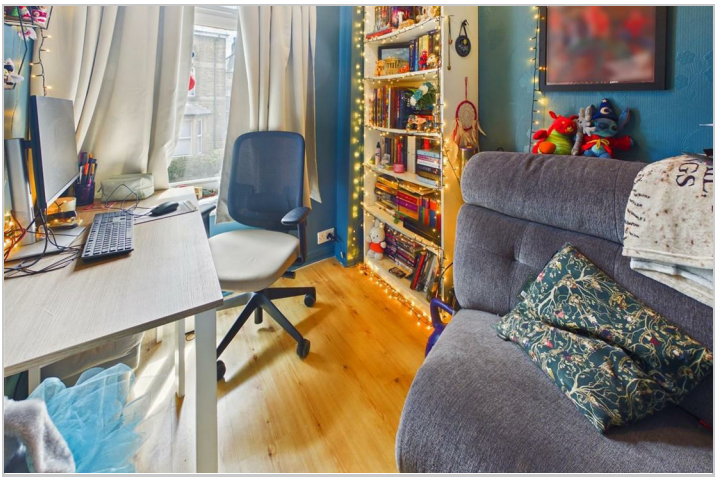
Currently used as an office. Double glazed window to front. Radiator.

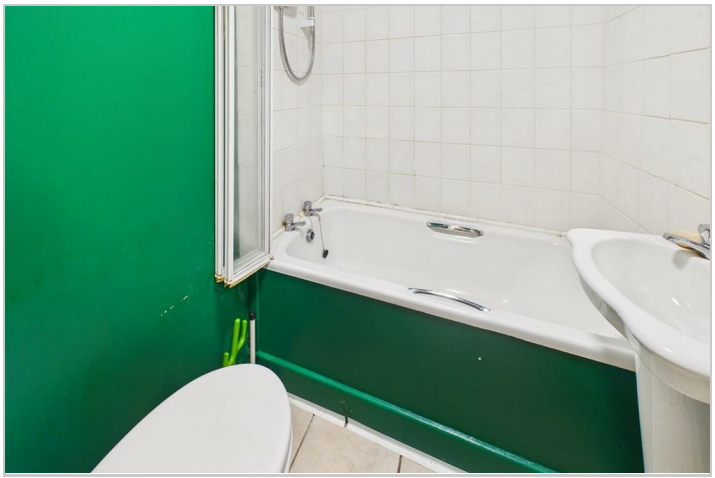
Bathroom

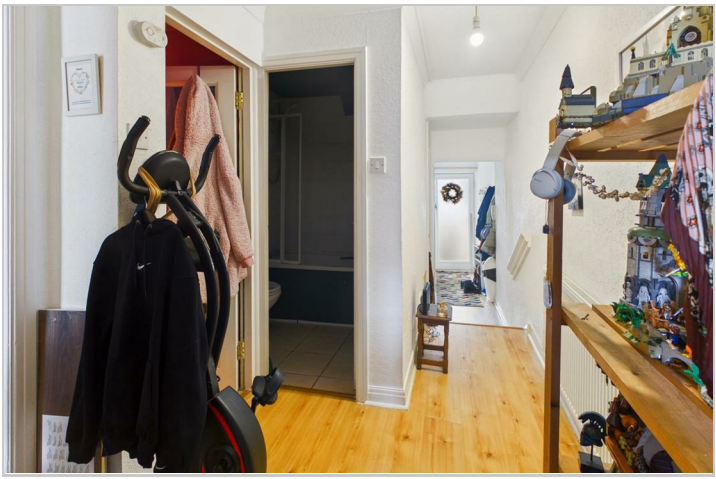
5'7" x 4'9" (1.70m x 1.45m)

Panel enclosed bath with electric shower. Pedestal wash basin. Low level W.C. Extractor fan. Tiling to walls and floor.

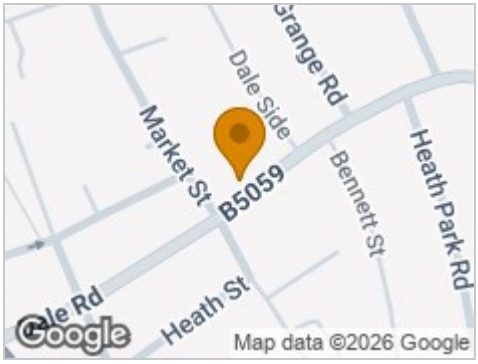
Tel: 01298 24383





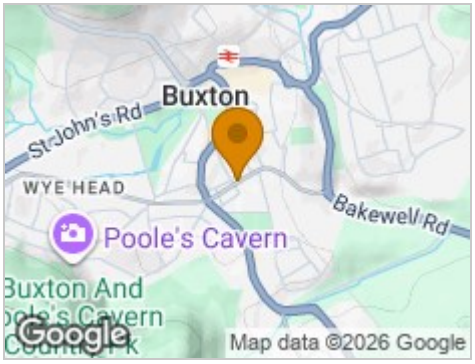


Road Map

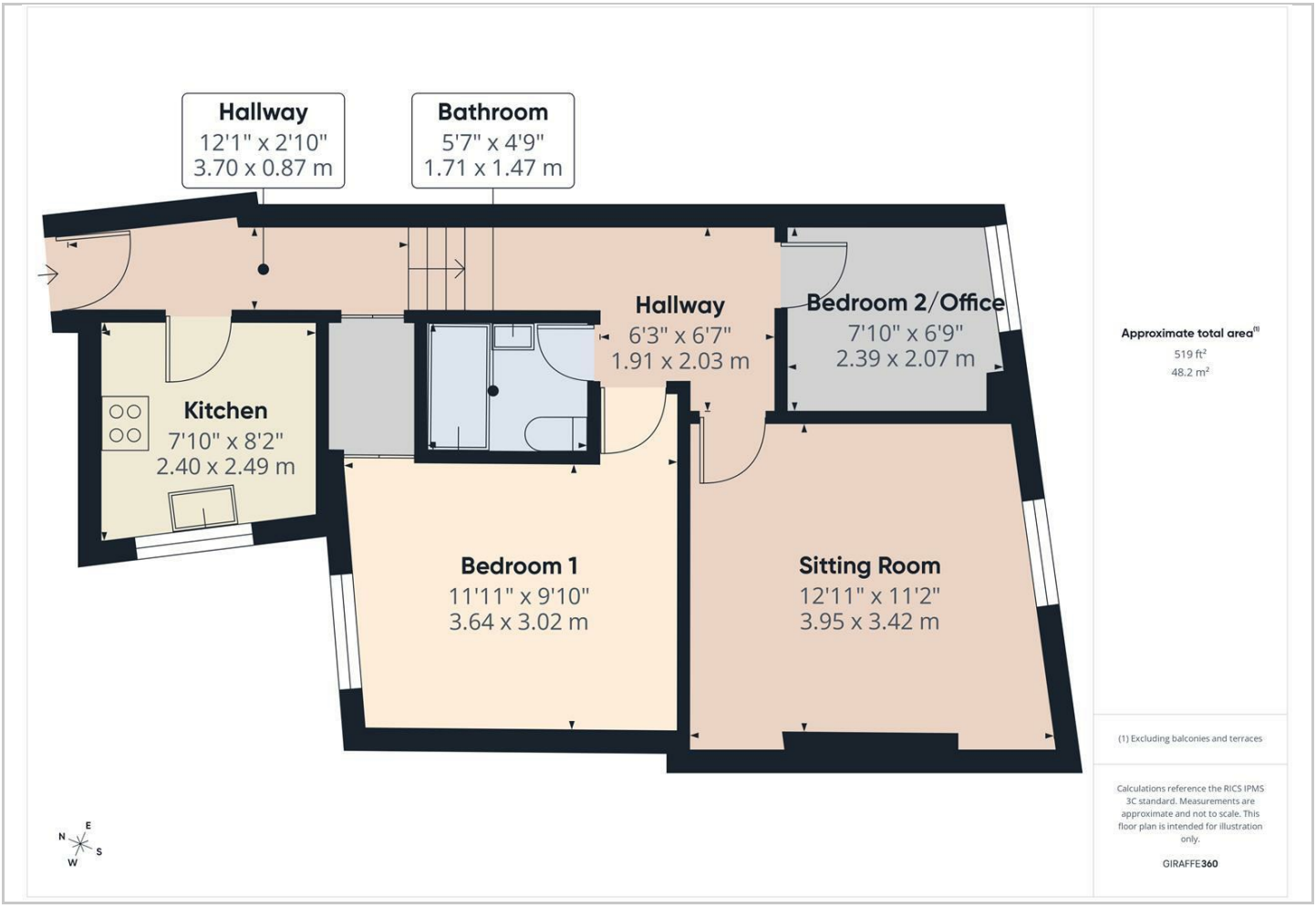


Hybrid Map

Terrain Map



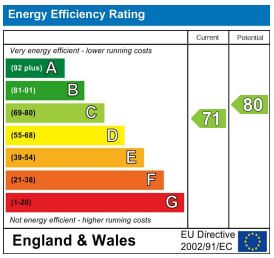
Floor Plan



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:
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