



87 Corbar Road

Buxton, SK17 6RJ

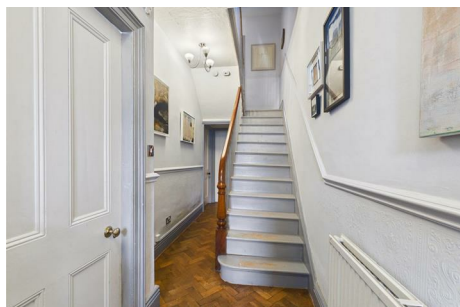
£455,000



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Tenure Freehold Council Tax Band C



Set discreetly back from Corbar Road behind mature planting, this substantial Victorian end-of-terrace home enjoys an unusually private position together with far-reaching views across Buxton.

Arranged over four floors, the house offers generous and flexible accommodation, including two reception rooms, a 26-foot kitchen/diner, four bedrooms, a utility/WC and a useful cellar. The impressive first-floor lounge takes full advantage of the elevated outlook, while the ground-floor reception provides flexible space for dining, home working or studio use.

The property retains many original features, including cornicing, fireplaces, parquet flooring and period joinery. The present owners have also made substantial practical improvements, including replacement windows, a new boiler, a new bathroom, and renewed guttering and fascia. Outside, mature planting screens the house from the road and creates a strong sense of privacy. The tiered garden includes patio and lawned areas and continues to a further enclosed section backing onto green land.

Total area 1588 SQFT, 147.53 SQUARE METERS

DIRECTIONS

From our Buxton office turn right and bear left at the roundabout. Follow the road around to the right into Manchester Road and take the second right turning into Devonshire Road. Turn immediately left into Corbar Road and continue along this road for a while where 61 can be seen on the left hand side.

GROUND FLOOR

Entrance door to Entrance Porch with tiled effect flooring. Wood and glazed panels and door to hallway.

Hallway

18'52" x 5'9" (5.49m x 1.75m)

Stairs to first floor. Decorative Cornice. Radiator. Parquet wooden flooring.

Reception Room

12'9" x 12'5" (3.89m x 3.78m)

Wooden composite double glazed sash bay window to front. Wooden flooring. Two vertical radiators and gas fire (not currently in use) inset into chimney breast. Cornice, picture rail and skirting.

Kitchen/Diner

26'0" x 8'11" (7.92m x 2.72m)

Range of base and eye level units and work surfaces. One and a half bowl stainless steel sink unit with mixer tap. Built in double oven and microwave oven. Gas hob with extractor above. Tiled splashbacks. Spot lighting. Tiled flooring with underfloor heating. Opening to dining area with exposed stone wall. Space for fridge/freezer. Velux window. uPVC window to rear and uPVC door to side.

W.C/utility Room

6'0" x 6'0" (1.83m x 1.83m)

Tiled flooring. uPVC window to rear. Low level W.C. Pedestal wash basin. Plumbing and space for a washing machine.

Cellar

16'10" x 11'10" (5.13m x 3.61m)

Exposed stone walls. Power and lighting. Tiled flooring. uPVC window to front.

FIRST FLOOR

Landing

5'11" x 3'7" (1.80m x 1.09m)

Single radiator and stairs to second floor.

Bathroom

5'11" x 5'9" (1.80m x 1.75m)

Panel enclosed bath with shower. Wash basin with drawer unit. Low level W.C. Tiled effect flooring. Tiled walls. Radiator. Chrome towel rail. uPVC window to side.

Bedroom One

12'8" x 9'4" (3.86m x 2.84m)

uPVC sash window to rear. Built in cupboard. Radiator.

Lounge

17'4" x 15'10" (5.28m x 4.83m)

Two wooden composite double glazed sash windows to front with far reaching view across Buxton. Feature fireplace with cast iron insert stone surround and tiled hearth. Cornice and picture rail. Two radiators.

SECOND FLOOR

Landing

10'11" x 7'1"

uPVC window to rear. Skirting.

Bedroom Two

12'7" x 9'4" (3.84m x 2.84m)

Currently used as an office. uPVC window to rear.

Cast iron fireplace. Built in wardrobe and shelving. Radiator. Skirting.

Bedroom Three

12'9" x 8'0" (3.89m x 2.44m)

Built-in wardrobe. Wooden composite double glazed sash window to front. Wooden flooring. Cast iron fireplace. Shelving. Radiator.

Bedroom Four

9'4" x 7'1" (2.84m x 2.16m)

Velux window to side. Radiator. Laminate flooring.

OUTSIDE

Steps to gated gravel pathway leading to the front of the house. Various shrubs, trees and hedge borders.

Garden

Tiered garden with patio area, steps to gated lawned area bordered by fencing and hedging leading to further enclosed lawned area backing onto green land.



Road Map



Hybrid Map



Terrain Map



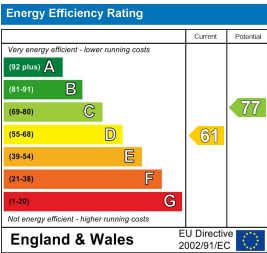
Floor Plans



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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