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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1 Heaton Place

Buxton, SK17 7EP

£180,000

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Tenure Freehold **Council Tax Band** A

A very well presented spacious three bedroomed cottage property in a delightful location on the edge of the town. Benefitting from uPVC sealed unit double glazing and gas fired central heating throughout, with a storage cellar and lawned garden to the rear. Viewing is highly recommended. No onward chain.

Directions

From our Buxton office bear right and right again at the roundabout onto the Spring Gardens By-Pass. Proceed to the mini roundabout and continue straight ahead. Bear left at the following two roundabouts onto Fairfield Road. Proceed up Fairfield Road heading out of Buxton on the A6. Take the third right hand turning onto Waterswallows Road and take the third right hand turn onto Ashwood Road immediately before the 19th Hole pub. Proceed down Ashwood Road and Heaton Place is the second row of cottages on the right hand side. The property is clearly identified by our For Sale Board.

GROUND FLOOR

Dining/Kitchen

14'3" x 11'0" (4.34m x 3.35m)

Fitted with an excellent quality range of base and eye level units, display cabinets and working surfaces incorporating a single drainer sink unit with tiled splash backs. With integrated stainless steel oven with four rings stainless steel gas hob and stainless steel extractor over, space for a fridge/freezer, and space and plumbing for a washing machine. With uPVC frosted sealed unit double glazed entrance door and uPVC sealed unit double glazed window to outside. Door to cellar. Door to inner hallway.

Inner Hallway

With stairs to first floor.

Lounge

15'2" x 11'4" (4.62m x 3.45m)

Fitted with a feature coal effect living flame gas fire with decorative wooden fireplace surround and decorative mantel over. With a double radiator, uPVC sealed unit double glazed window and door leading out to the rear garden.

FIRST FLOOR

Landing

With stairs to the second floor.

Bedroom One

13'1" x 12'1" (3.99m x 3.68m)

With double radiator, uPVC sealed unit double glazed window looking to the rear garden, and a range of floor to ceiling built in wardrobes and cupboards.

Bedroom Two

9'0" x 8'5" (2.74m x 2.57m)

With under stairs storage cupboard, double radiator and uPVC sealed unit double glazed window to outside.

Bathroom

Fitted with a good quality suite, comprising a panelled bath, with shower over and shower screen, low level W.C., and pedestal wash hand basin. With single radiator and uPVC frosted sealed unit double glazed window to outside.

SECOND FLOOR

Bedroom Three
8'11" x 8'1" (part sloping ceiling) (2.72m x 2.46m (part sloping ceiling))
With Velux sealed unit double glazed loft window, and access to substantial eaves storage.

LOWER GROUND FLOOR

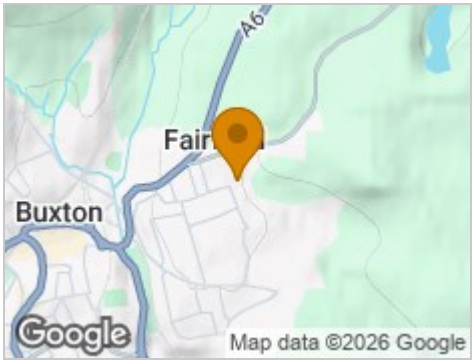
OUTSIDE
To the rear of the property there is a patio garden with flagged pathways and mature flower beds with shrubs, flowers and bushes etc., and artificial lawned area.

Cellar
14'1" x 10'2" (4.29m x 3.10m)
Single radiator and storage cupboard.

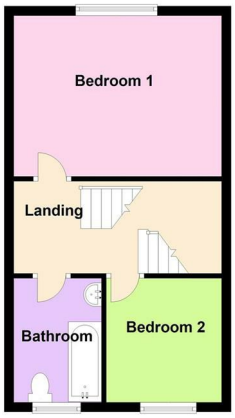
Road Map

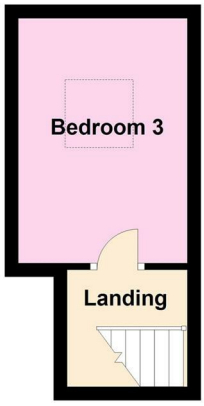
Hybrid Map

Terrain Map



Floor Plans

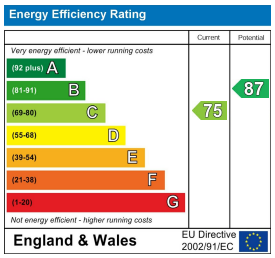




Viewing

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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