



# 1 Heaton Place

Buxton, SK17 7EP

£185,000





# 1 Heaton Place

Buxton, SK17 7EP

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.



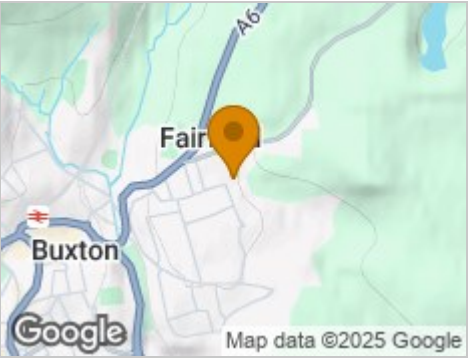
Road Map



Hybrid Map



Terrain Map



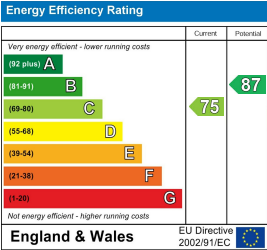
Floor Plans



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



**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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)