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

14 Burlington Road

Buxton, SK17 9AL

Offers Over £497,500

3 1 1 D

14 Burlington Road

Buxton, SK17 9AL

Tenure Freehold **Council Tax Band** D

We are delighted to offer for sale this stunningly presented and appointed three bedroom detached family home set in an extremely generous plot and situated in central Buxton, opposite the Pavilion Gardens. Set in manicured gardens, the property has been completely renovated and upgraded to the very highest of standards within recent years and benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. With fIttings for the kitchen with as much potential for extending the property subject to any relevant planning permission. This stunning home, in a highly sought after location, should be viewed to be fully appreciated.

DIRECTIONS

From our Buxton office bear right and then left at the Spring Gardens roundabout. Proceed straight ahead and take the third left turn into St. Johns Road, follow the road past the Pavilion Gardens, turning left into Burlington Road. Proceed to the bottom of Burlington Road and No. 14 will be seen on the right hand side.

GROUND FLOOR

Entrance Hall

12'11" x 5'6" (3.94m x 1.68m)

Wood effect Karndean flooring throughout, single radiator, stairs to first floor and good sized storage cupboard.

Dining/Kitchen

16'4" x 9'8" (4.98m x 2.95m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splash back. With five ring stainless steel gas hob with stainless steel extractor over, integrated Neff oven and integrated dishwasher. With space for an American style fridge/freezer, single radiator, T.V. aerial point and two uPVC sealed unit double glazed windows to rear. Ceiling downlighters and frosted uPVC sealed unit double glazed door to side.

Lounge

15'11" x 12'1" (4.85m x 3.68m)

With Karndean wood effect flooring throughout and a feature fireplace surround and mantelpiece over with recessed fireplace incorporating a cast iron log burning stove. With double radiator, T.V. aerial point and uPVC sealed unit double glazed to rear and uPVC sealed unit double glazed window to front.

Utility Room

10'2" x 5'3" (3.10m x 1.60m)

With wood effect Karndean flooring throughout and fitted with a range of base units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back. With space and plumbing for a washing machine, space for a tumble dryer, single radiator and uPVC sealed unit double glazed window to side.

Cloakroom

7'1" x 2'10" (2.16m x 0.86m)

With wood effect Karndean flooring, low level W.C., wall mounted washbasin, single radiator and frosted uPVC sealed unit double glazed window to side.

Storage Cupboard

2'9" x 2'4" (0.84m x 0.71m)

With single radiator.

FIRST FLOOR

Landing
10'8" 5'8" (3.25m 1.73m)
With good sized storage cupboard, airing cupboard with shelving and frosted uPVC sealed unit double glazed window to side.

Bedroom One
15'9" x 11'11" (4.80m x 3.63m)
With two built-in double wardrobes, a range of storage cupboards, two single radiators and uPVC sealed unit double glazed window to rear and uPVC sealed unit double glazed window to front.

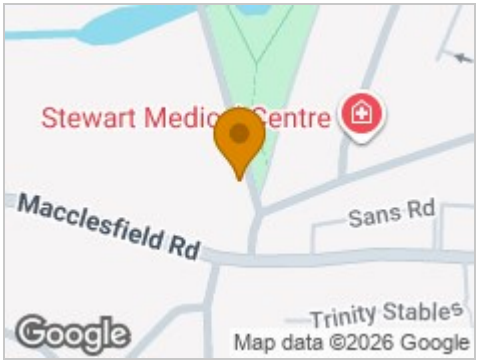
Bedroom Two
9'10" x 7'3" (3.00m x 2.21m)
With built-in storage cupboard, single radiator and uPVC sealed unit double glazed window to front.

Bedroom Three
9'7" x 6'6" (2.92m x 1.98m)
With a range of floor to ceiling built-in mirrored wardrobes, single radiator and uPVC sealed unit double glazed window to rear.

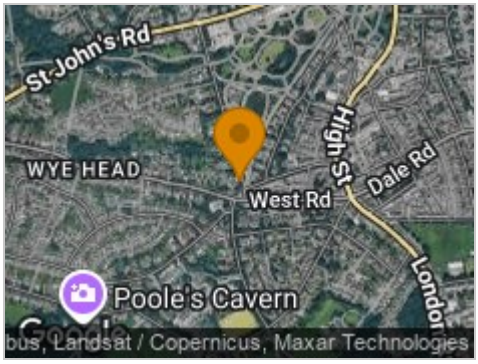
Bathroom
9'5" x 7'4" (2.87m x 2.24m)
Fitted with an excellent quality suite comprising a corner bath, low level W.C. and pedestal washbasin. Tiled flooring throughout, glazed and Mermaid board double shower unit and shower, stainless steel heated towel rail, extractor fan and two frosted uPVC sealed unit double glazed windows.

OUTSIDE
To the front of the property there are substantial lawned gardens with many mature flowers, bushes, trees and shrubs etc., and a blocked paved driveway with off-road parking for a number of vehicles. The rear garden is mainly laid to lawn with many mature flowers, trees, shrubs and bushes etc. With flagged patio, flagged seating areas, log store, storage shed and further glazed garden storage shed.

Road Map

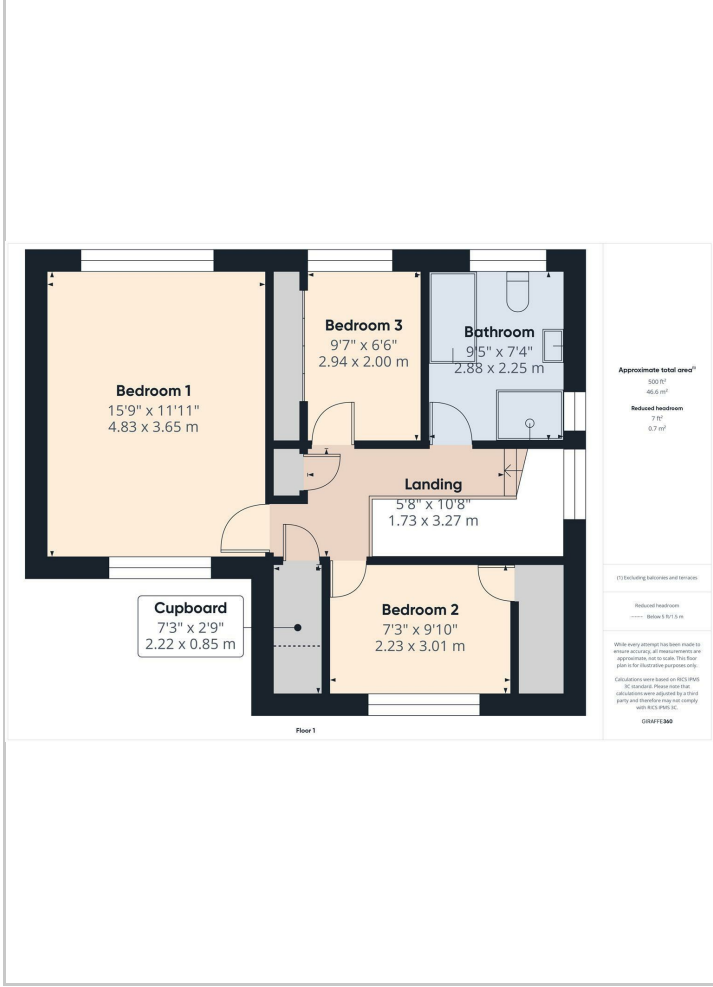


Hybrid Map



Terrain Map

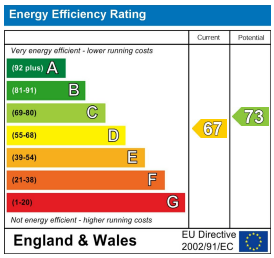
Floor Plans



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 www.mellors.org.uk