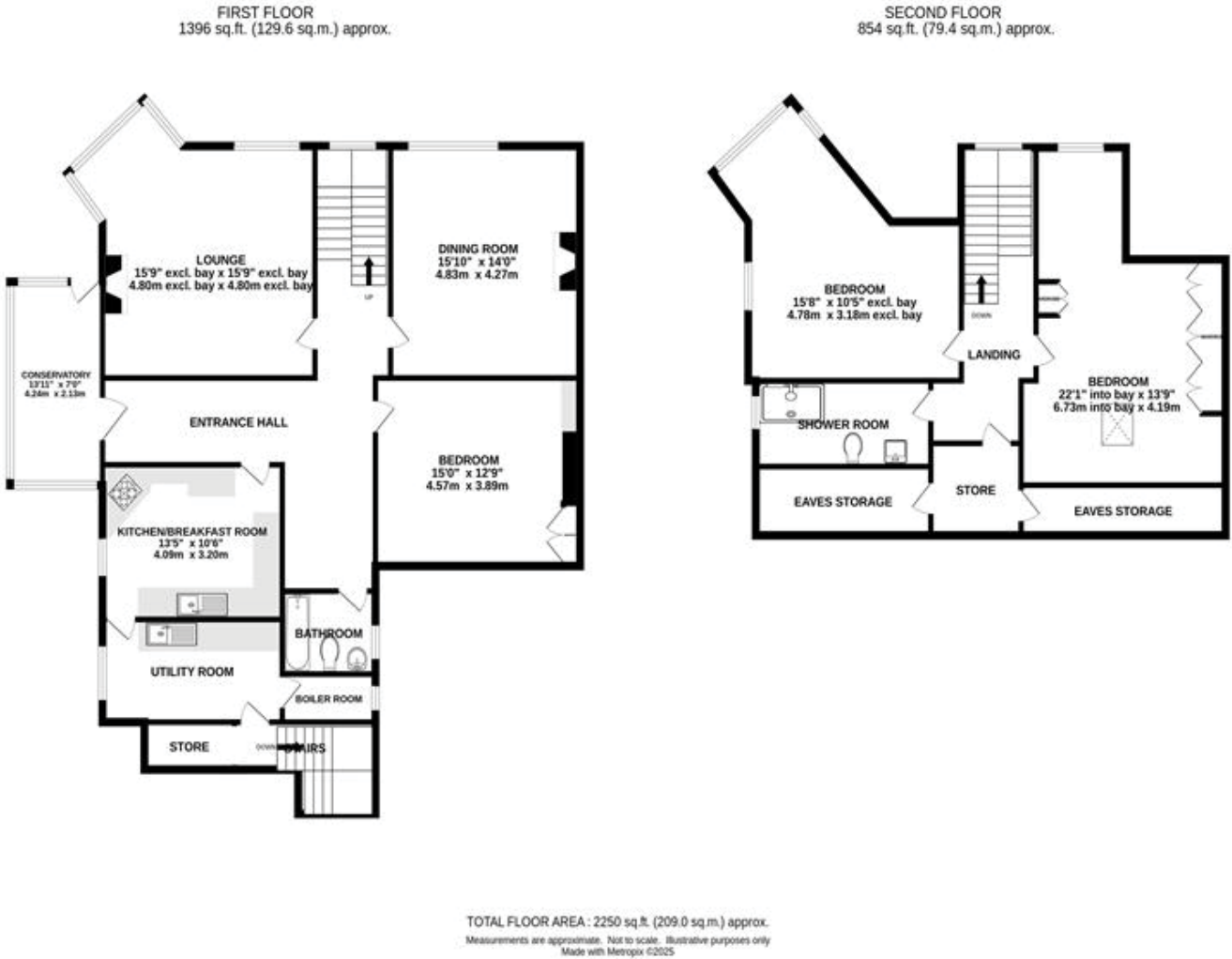


UPPER UNDERWOOD  
36 Manchester Road, Buxton  
£360,000



An impressive, spacious and beautifully presented duplex apartment in a characterful period property. The property offers generous accommodation throughout with high ceilings, period features and well proportioned rooms including a delightful first floor conservatory, two separate reception rooms and three double bedrooms. The living accommodation is complimented by to modern bathrooms, kitchen and utility room.

NOTICE  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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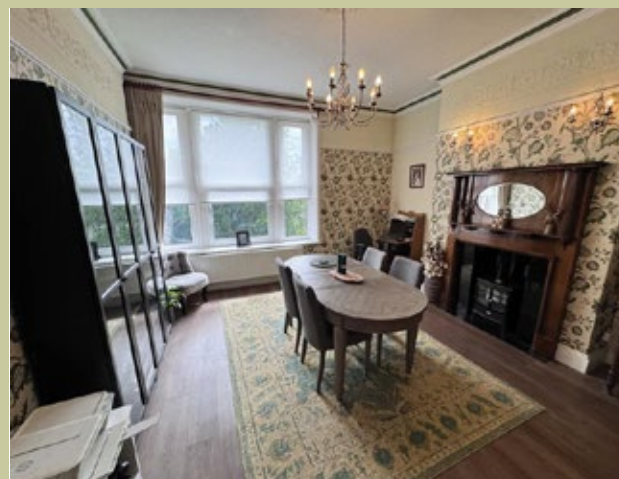
- Stunning Period Duplex Apartment
- Three Double Bedrooms
- Two Reception Rooms
- Communal Gardens

- Parking and Garage
- Conservatory and Utility Room
- Two Bathrooms
- New Condenser boiler fitted June 2025

£360,000

UPPER UNDERWOOD

36 Manchester Road, Buxton



In a little more detail, the accommodation on offer is accessed via an external staircase leading to the first floor conservatory. This opens into the spacious hallway with high ceilings, dado rail and wood flooring. The kitchen has a range of fitted wall and base units in white with contrasting black worktops over in a Shaker style and space for white goods. Off the kitchen is the utility room with plumbing for washing machine and further storage units and a storage room. The staircase down to the communal courtyard is at the rear of the utility room. The lounge has a beautiful bay front with double glazed windows allowing plenty of natural light into the space and a period marble fireplace with log burning stove. The

dining room has a double glazed window to the front, another period fireplace, picture rail and ornate coving. Bedroom one overlooks the courtyard and has fitted wardrobes and drawers. These first floor rooms are served by the family bathroom comprising WC, was basin and bath with shower over, glass screen and tiled walls. New Condenser boiler fitted June 2025. A staircase leads to the second floor with a landing giving access to eaves storage. Bedroom two looks out to the front and has a range of fitted bedroom furniture, bay window and loft access. Bedroom three is another comfortable double bedroom and has another bay to the front and double glazed windows to the front and side. The bathroom on this floor has a WC, wash basin in vanity unit and double shower cubicle

with glass enclosure and tiled walls. Externally there is an allocated parking space to the front, detached garage and a communal courtyard to the rear with space for pot plants and outside furniture.  
**LOCATION**  
Buxton is a spa town at the heart of the Peak District National Park in the county of Derbyshire, but excluded from its restrictions. At 300m above sea level amidst the dramatic Peak District landscape, Buxton is the highest Market Town in England and has been a popular location for centuries. The River Wye flows through the centre of Buxton, flanked by gardens and parks. Blessed with stunning scenery, magnificent architecture, a wealth of shops, thriving arts scene and its

world famous Spa water, Buxton has plenty to offer. For the commuter Buxton is within easy driving distance of the cities of Manchester, Sheffield and Derby.  
**DIRECTIONS**  
SK17 6SZ for your Sat Nav  
**TENURE**  
LEASEHOLD Subject to Verification by Solicitors  
**SERVICES (NOT TESTED)**  
Services have not been tested and you are advised to make your own enquiries and/or inspections.  
**LOCAL AUTHORITY**  
High Peak Borough Council. Council Tax Band: C  
**VIEWING**  
Strictly by Appointment via the Agent

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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