



## 12b Fairfield Road

Buxton, SK17 7DW

£92,500





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A spacious two bedroom maisonette offered for sale with a sitting tenant until June 2026. With open plan living room/dining kitchen on the ground floor, and two bedrooms and a bathroom on the lower ground floor. With a large flagged patio to the rear, with views over the town. An ideal investment purchase.

## DIRECTIONS

From our Buxton office turn right and turn right at the roundabout. Proceed along Station Road travelling straight across the next roundabout and turn left at the following two roundabouts into Fairfield Road. The property can be seen just after the turning for Lightwood Road on the left hand side.

## GROUND FLOOR

### Communal Entrance Porch

### Lounge/Dining Kitchen

29'11" expanding to 13'12" narrowing to 9'7" (9.12m expanding to 3.96m narrowing to 2.92m)

Lounge area with wood effect laminate flooring throughout, single radiator, and sealed unit double glazed bay window to front. Kitchen area with a range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash backs. With integrated stainless steel oven with four ring stainless steel gas hob with extractor over. With space for a larder fridge, breakfast bar, and Vaillant wall mounted combination boiler. Single radiator. With uPVC sealed unit double glazed window to rear with views across Buxton.

### Landing/Study Area

With wood effect laminate flooring, and uPVC sealed

unit double glazed window to rear with stairs to the lower ground floor.

## LOWER GROUND FLOOR

### Hallway

With wood effect laminate flooring and single radiator. Door to rear patio.

### Bedroom One

11'3" x 10'2" (3.43m x 3.10m)

Single radiator and uPVC sealed unit double glazed window to rear.

### Bedroom Two

15'3" x 8'9" (4.65m x 2.67m)

With wood effect laminate flooring, single radiator and uPVC sealed unit double glazed window to outside.

### Bathroom

Fitted with a panelled bath with mixer shower over, low level W.C., and pedestal wash hand basin. Fully tiled throughout, tiled flooring, and extractor fan.

### Utility Area

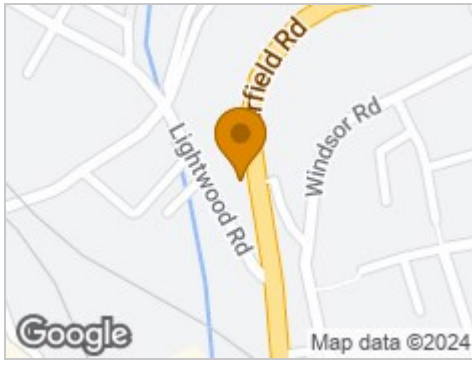
With space and plumbing for a washing machine.

## OUTSIDE

To the rear of the property is a good sized flagged patio area with views across Buxton.



Road Map



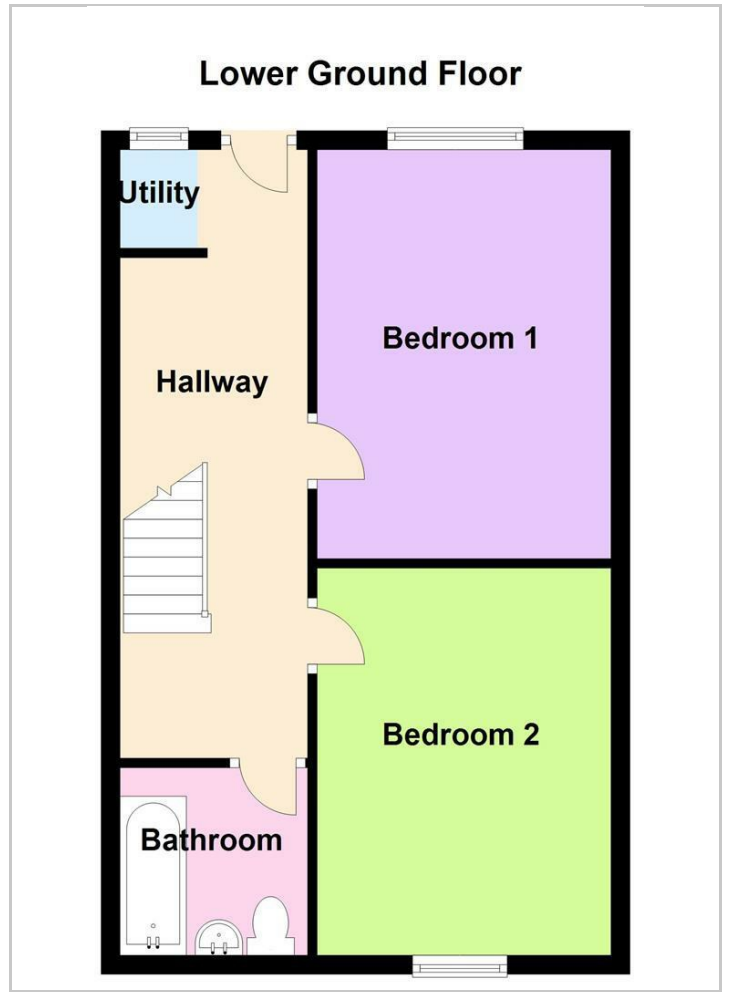
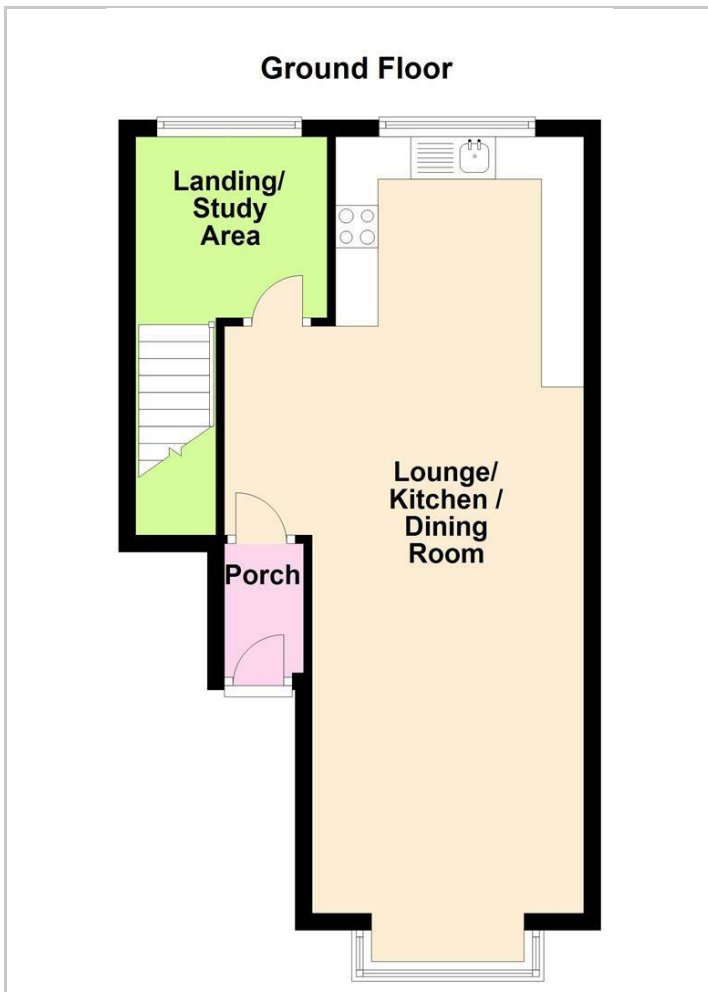
Hybrid Map



Terrain Map



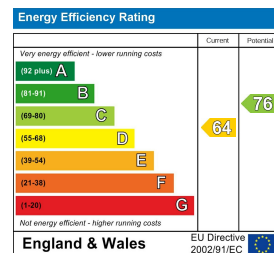
Floor Plans



Viewing

Please contact our Jon Mellor & Company 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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