



## 61 Heathfield Nook Road, Hapur Hill

Buxton, SK17 9SA

£195,000



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A very well situated and spacious two bedroom semi detached home overlooking open countryside. In need of some upgrading, the property benefits from uPVC sealed unit double glazing and modern Vaillant combination central heating throughout. With delightful well stocked gardens to the front, the rear garden is of excellent proportions with two large patio areas and mainly laid to lawn. There is a detached single garage with light and power. Situated on the outskirts of Buxton this property should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office turn left and proceed through the traffic lights, up Terrace Road, across The Market Place and down High Street. Travel straight through the traffic lights into London Road and continue along this road, turning right at the signpost for Hapur Hill. Proceed up Hapur Hill Road and follow the road around to the left as it becomes Burlow Road. Continue along Burlow Road where the properties can be seen after a short distance signed 'Heathfield Nook'. Follow the road and proceed under the railway bridge and after a short while the property can be seen on the left hand side.

## GROUND FLOOR

### Entrance Porch

3'1" x 4'10" (0.94m x 1.47m)

With uPVC sealed unit double glazed windows to side and front and uPVC front entrance door. With frosted uPVC entrance door to the main hall.

### Entrance Hall

4'2" x 3'5" (1.27m x 1.04m)

With single radiator and stairs to first floor.

## Lounge

12'11" x 13'11" (3.94m x 4.24m)

With stone fireplace and slate hearth, incorporating a coal effect living flame gas fire with two T.V. plinths. Double radiator, wall mounted shelving and display cabinets and uPVC sealed unit double glazed bay window to front.

## Dining/Kitchen

9'8" x 17'3" (2.95m x 5.26m)

Fitted with a range of base and eye level units and working surfaces, incorporating a stainless steel double drainer sink unit, space and plumbing for a washing machine and space for a tumble dryer. With frosted uPVC sealed unit double glazed door and two uPVC sealed unit double glazed windows to rear porch. Space and fitting for an electric cooker, space for a fridge/freezer and uPVC sealed unit double glazed window to side.

## Rear Porch

6'1" x 11'11" (1.85m x 3.63m)

Mainly glazed with door to the rear garden.

## FIRST FLOOR

### Landing

3'0" x 7'3" (0.91m x 2.21m)

With loft access and uPVC sealed unit double glazed window to side.

### Bedroom One

11'11" x 15'8" (3.63m x 4.78m)

With built in double wardrobe, further storage cupboard and wall mounted shelving. Double radiator and two uPVC sealed unit double glazed windows to front with superb views to open countryside.

## Bedroom Two

10'10" x 9'7" (3.30m x 2.92m)

With single radiator and good sized storage cupboard housing a wall mounted Vaillant combination central heating and hot water boiler. uPVC sealed unit double glazed window to the rear garden.

## Shower Room

7'4" x 7'3" (2.24m x 2.21m)

With fully glazed and Mermaid board double shower unit and shower, pedestal washbasin and low level W.C. Laminate flooring and fully tiled throughout, single radiator and frosted uPVC sealed unit double glazed window to rear.

## OUTSIDE

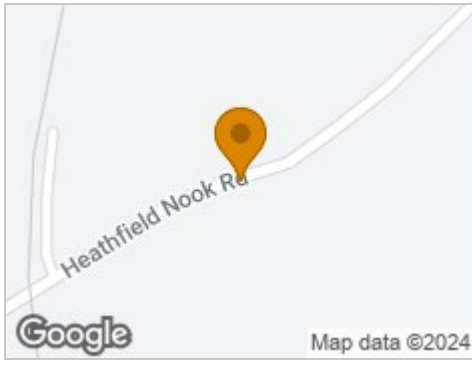
The front garden has a flagged pathway and beautiful well stocked flowerbeds with flowers, bushes and shrubs etc. and pathway to the side giving access through to the rear. The rear garden has two good sized flagged patio areas as well as a lawned garden with flagged pathways and a wooden storage shed.

## GARAGE

Detached single garage with metal up and over door, light and power.



## Road Map



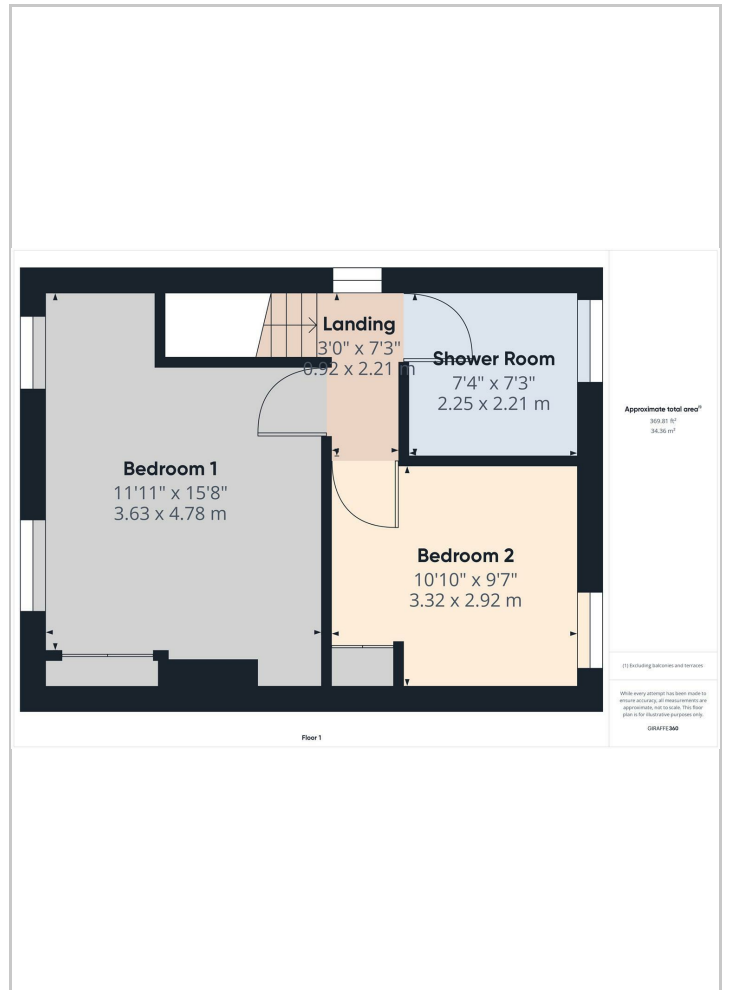
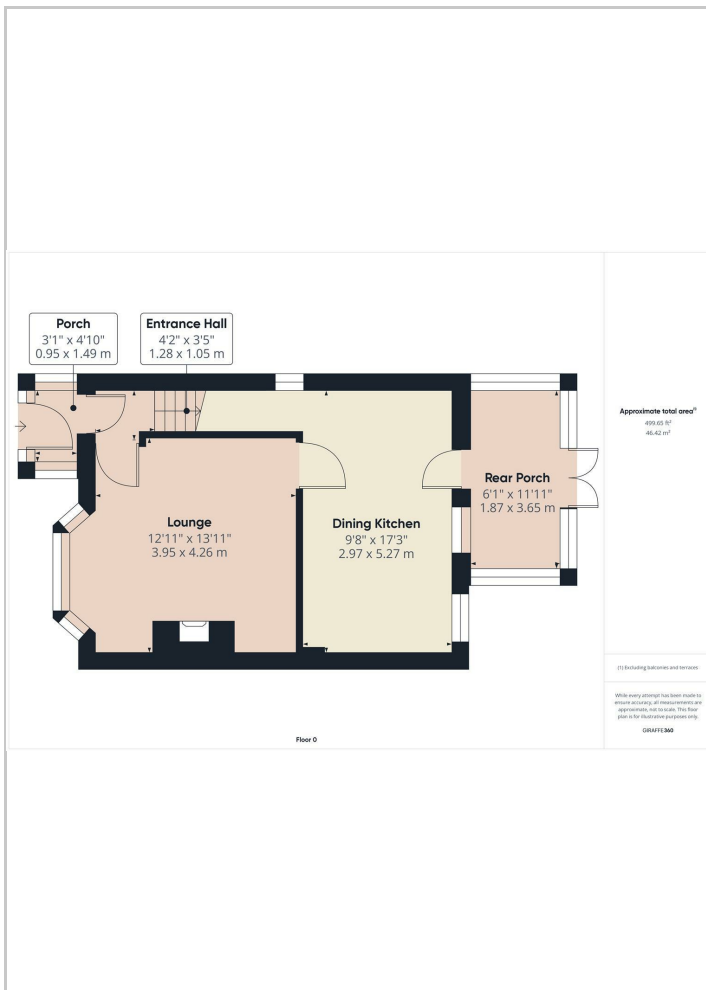
## Hybrid Map



## Terrain Map



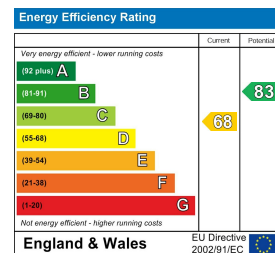
## Floor Plans



## 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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