



60 High Street

Buxton, SK17 6HB

£145,000



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Tenure Freehold Council Tax Band A



**** INVESTMENT PURCHASE **** A spacious character property in a convenient central location. With two bedrooms and electric heating. All of the windows are modern sealed unit double glazed with wooden frames at the front and uPVC frames at the rear. With entrance porch, lounge, dining kitchen and rear porch on the ground floor. To the lower ground level is a vaulted cellar and to the first floor, a landing, two bedrooms and a shower room. Currently tenanted so an ideal investment purchase. Viewing is recommended.

DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. The property can be seen on the right hand side where our For Sale board has been erected.

GROUND FLOOR

Entrance Porch

Electric meter box and capped gas pipe for mains gas re-connection if required.

Lounge

12'2" x 11'9" (3.71m x 3.58m)

With beamed ceiling, stone fireplace and hearth with mantel over, electric night storage heater and sealed unit double glazed window to front.

Inner Hallway

With stairs to first floor.

Dining Kitchen

11'10" x 10'7" (3.61m x 3.23m)

Fitted with a range of wooden base and eye level

units and working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with tiled splashbacks. Recessed shelving with stone sills, space and plumbing for a washing machine and space for fridge/freezer. Electric night storage heater, door to cellar and door to rear porch.

Rear Porch

uPVC sealed unit double glazed throughout with uPVC door to outside.

LOWER GROUND FLOOR

Cellar

10'11" x 10'6" (3.33m x 3.20m)

With vaulted ceiling and light and power.

FIRST FLOOR

Landing

Bedroom One

12' x 11'9" (3.66m x 3.58m)

Electric night storage heater and sealed unit double glazed window to front.

Bedroom Two

12' x 8' (3.66m x 2.44m)

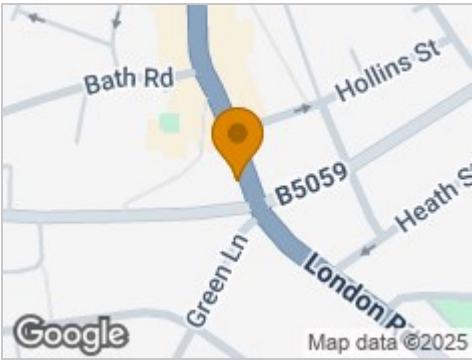
Electric night storage heater and uPVC sealed unit double glazed window to rear.

Shower Room

Fully tiled and fitted with a tiled and glazed cubicle with shower, low level suite wc and pedestal wash hand basin. With frosted uPVC sealed unit double glazed window to rear.



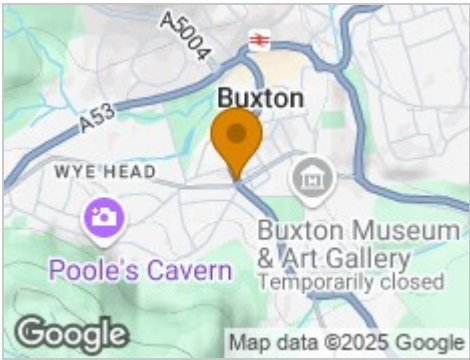
Road Map



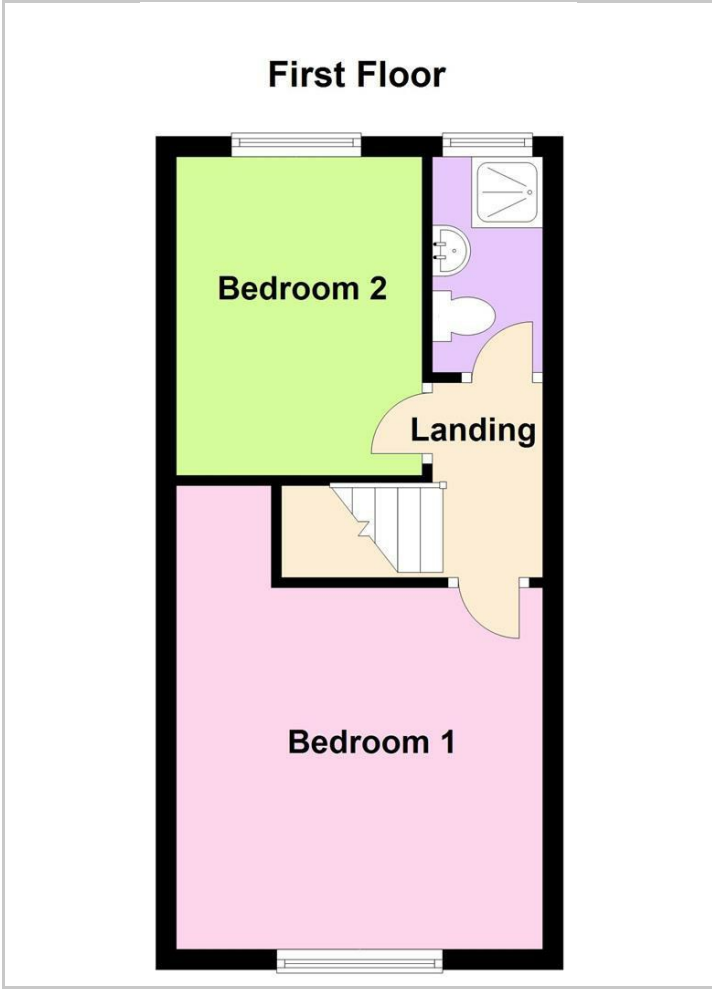
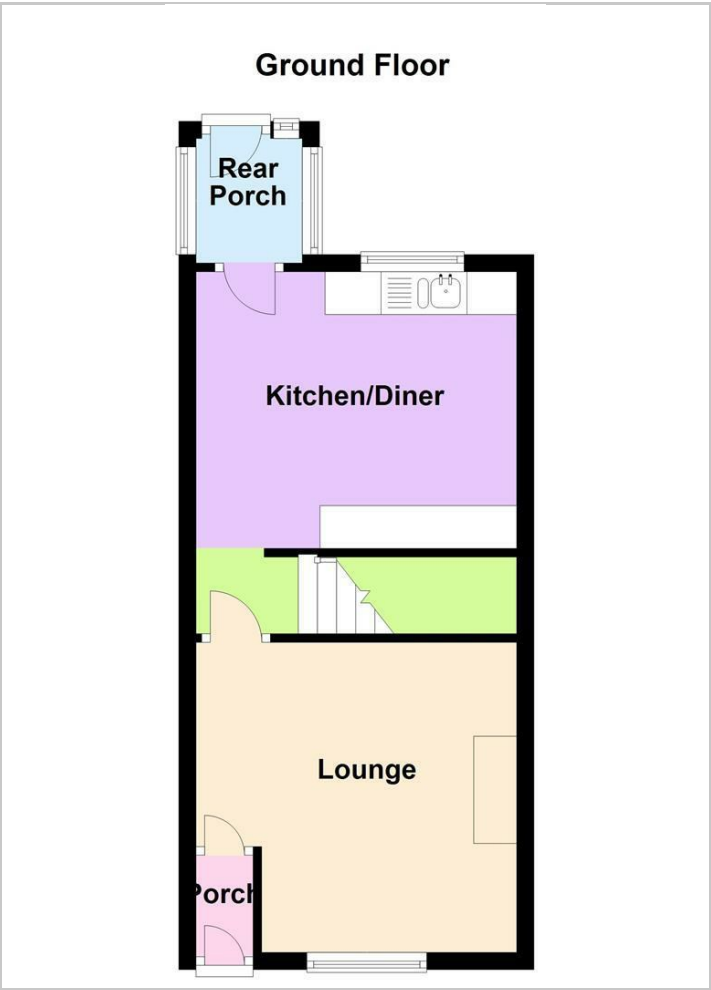
Hybrid Map



Terrain Map



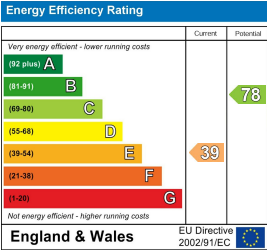
Floor Plans



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



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