



2 Templemore Harpur Hill Road

Buxton, SK17 9NA

£450,000



2 Templemore Harpur Hill Road

Buxton, SK17 9NA

Tenure Freehold Council Tax Band C



Number 2 Templemore is an impressive detached family home which has been completely refurbished and renovated to an extremely high standard throughout. The property stands on an extensive plot with formal gardens and is approached by a long sweeping driveway with a garage, two outbuildings and off road parking for a number of vehicles. Subject to any relevant planning permissions, there is space and scope within the plot to create a further dwelling. Internally 2 Templemore is superbly presented with spacious open plan living on the ground floor and excellent quality bathroom and kitchen fittings, including granite working surfaces and some integrated appliances in the kitchen. This property represents a rare opportunity to acquire a superb family home with much potential. An internal viewing is highly recommended.

DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road, across The Market Place into High Street. Proceed through the traffic lights into London Road and continue along this road for a while, turning right at the signpost for Harpur Hill. Continue up Harpur Hill Road and turn right just before the roundabout into the driveway leading to Templemore where our For Sale board has been erected.

GROUND FLOOR

Open Plan Kitchen/Dining Room
23'5" x 22'10" (7.14m x 6.96m)

Kitchen Area

Fitted with an excellent quality range of base and eye level units and granite working surfaces, incorporating a five ring stainless steel Neff gas hob

with stainless steel extractor over. With integrated Neff oven, integrated Neff grill and breakfast bar. With integrated dishwasher, space and plumbing for a washing machine and space for a fridge/freezer. With stripped wooden flooring and uPVC door to rear.

Lounge/Dining Room

With feature decorative stone fireplace surround with stone hearth and open grate. With stripped wooden flooring throughout. Two uPVC sealed unit double glazed windows with leaded lights to side and uPVC sealed unit double glazed French doors and windows with leaded lights leading out to the patio and garden beyond. With decorative wood panelling and ceiling beams and stairs to first floor. With three wall light points, two double radiators and understairs storage cupboard.

FIRST FLOOR

Landing

6'1" x 5'7" (1.85m x 1.70m)

With wall mounted Alpha combination central heating and hot water boiler.

Inner Landing

9'11" x 2'11" (3.02m x 0.89m)

Bedroom One

15'10" x 12'0" (4.83m x 3.66m)

With feature stone fireplace surround and hearth incorporating a stone effect living flame gas fire. With three uPVC sealed unit double glazed windows with leaded lights and two uPVC sealed unit double glazed French doors leading to the first floor balcony looking out to the gardens. Double radiator.

Balcony

With cast iron railings and views across the garden.

Bedroom Two

9'1" x 7'5" (2.77m x 2.26m)

With double radiator and uPVC sealed unit double glazed window leading to the rear garden.

Bedroom Three

7'10" x 5'6" (2.39m x 1.68m)

With double radiator and uPVC sealed unit double glazed window.

Shower Room

5'9" x 5'5" (1.75m x 1.65m)

Fully tiled and fitted with an excellent quality suite comprising a fully tiled and double glazed shower cubicle and rainfall shower with low level suite W.C., pedestal wash hand basin and single radiator. With extractor fan and frosted uPVC sealed unit double glazed window.

OUTSIDE

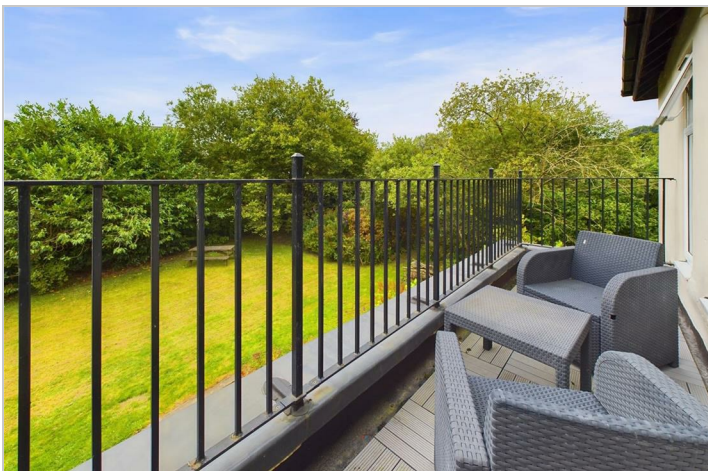
Gardens

Extensive formal gardens with lawned areas with many mature trees, shrubs, flowers and bushes etc.

There is also a greenhouse. There is potential (subject to the necessary planning permission) for the construction of another dwelling.

Double Garage

To the rear of the property there is hardstanding suitable for the off road parking of a number of vehicles, a garage and two outbuildings.



Road Map



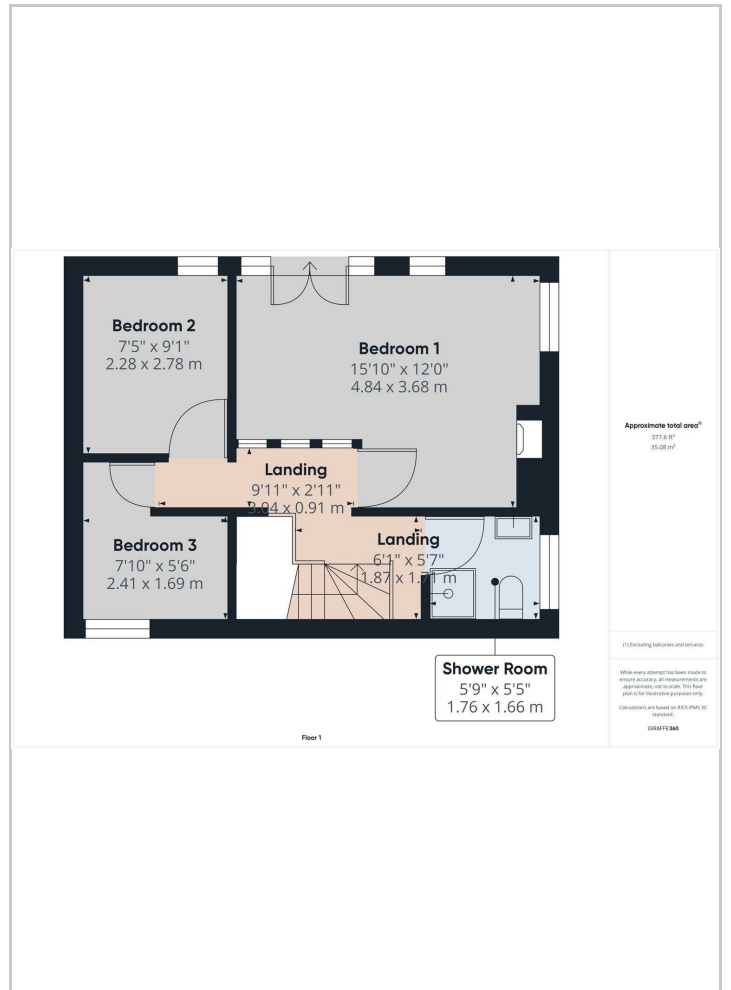
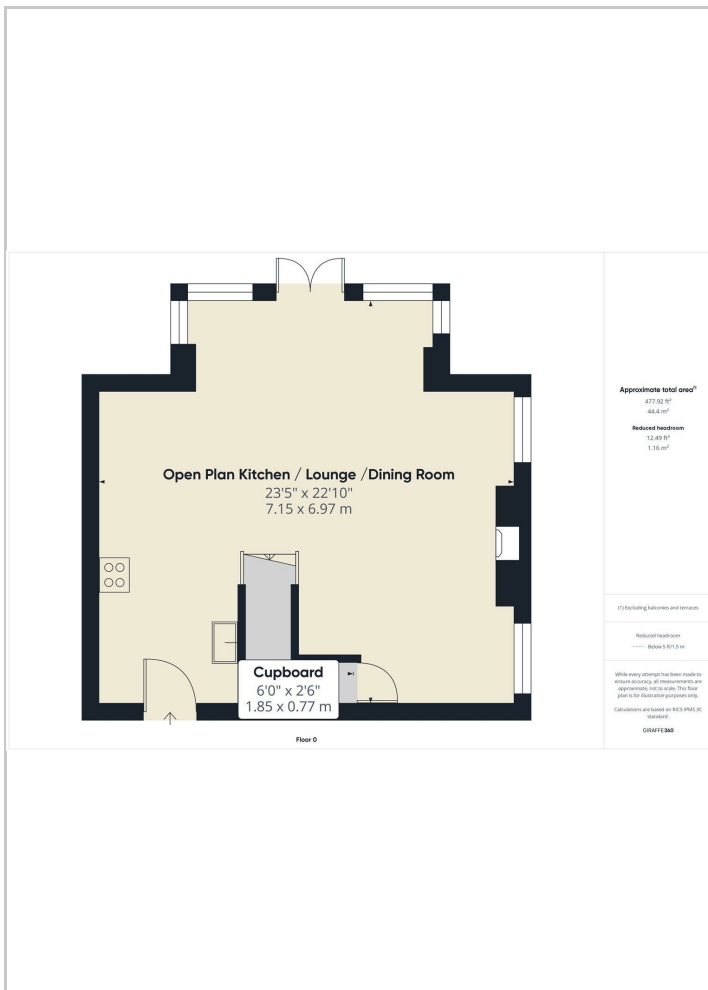
Hybrid Map



Terrain Map



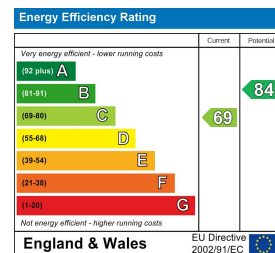
Floor Plans



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



Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

- 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.
- 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 Jon Mellor & Company 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