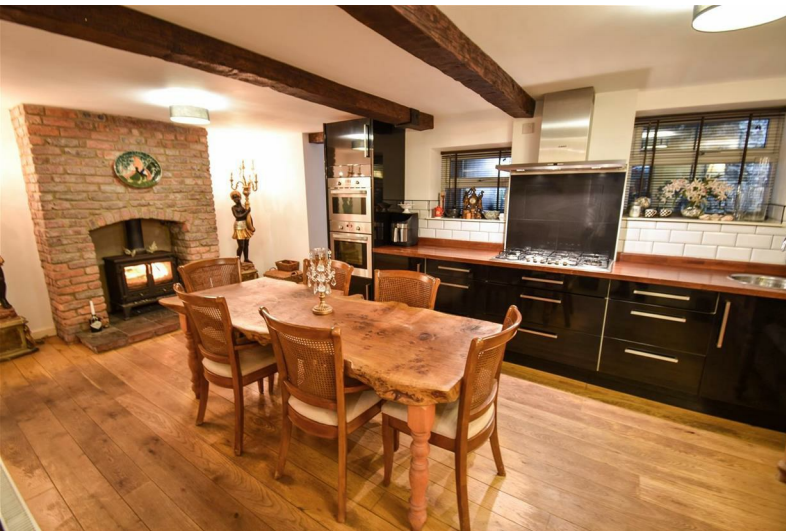




# 25 St. James Terrace

Buxton, SK17 6HS

£425,000



# 25 St. James Terrace

Buxton, SK17 6HS

Tenure Freehold Council Tax Band D



## NO CHAIN , VENDOR MOVING ABROAD !!!!

A most impressive character property situated in a sought after residential area in the town center, close to local amenities, The Pavilion Gardens and The Market Place. The property has been updated and improved by our client over a number of years and offers versatile living accommodation arranged over four floors which offers three/four bedrooms, four reception rooms and two bathrooms. Ideal as a family home But Would Suit Use as a Separate Dependent Relative Suite Or Further Income as Air B and B on the second floor. Benefitting from gas and electric central heating, two multi fuel stoves and some double glazing and retaining numerous character features. Externally there is a yard and outside seating area as well as a gated carport accessed from the rear via Torr Street. 25 St James Terrace will appeal to a variety of purchasers and we recommend it is viewed internally to be fully appreciated. NO ONWARD CHAIN ..

## DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and turn right into Chapel Street. Take the second left turning into St James Terrace and the property can be found after a short while on the left where our For Sale board has been erected.

## LOWER GROUND FLOOR

### Sitting Room

15'9" x 12'5" (4.80m x 3.78m)

Into bay, plus recess. Exposed feature stone work around the bay area which also has windows and double glazed double doors. Oak flooring, single radiator and open plan to dining kitchen.

### Dining Kitchen

20'9" x 11'5" (6.32m x 3.48m)

Fitted with a range of base cupboards with gloss finish doors and with wooden work surfaces incorporating a stainless steel sink unit with mixer tap. Tiled splashbacks, Zanussi oven, Zanussi microwave oven, 6 ring gas hob with splashback and extractor above. Ceiling beams, oak floor, single radiator and brick chimney breast and fireplace with stone hearth and multi fuel stove. Open plan to bar area and hallway.

### Bar Area

Fitted work surface and base cupboard. Recessed shelving with lighting, oak floor, single radiator and door to rear. Built in Zanussi microwave oven and built in Zanussi oven.

## Utility Room

With part tiled walls and oak flooring. Fitted base cupboard and wall mounted cupboard. Work surface incorporating a stainless steel single drainer sink unit with mixer tap. Plumbing for washing machine and plumbing for dishwasher.

## Hallway

Single radiator, leaded stained glass window and stairs leading up to the ground floor. Wood panelling to one wall, built in cupboard with gas and electric meters.

## Wc

Fitted with a white suite comprising wall mounted wash basin with tiled splashback and low level wc. Single radiator and oak floor.

## GROUND FLOOR

### Vestibule

Ceiling coving, original style radiator, double doors to hallway and frosted glazed entrance door with window above. Stairs to first floor with spindled handrail.

### Hallway

Tiled flooring, decorative ceiling rose and built in cloaks cupboard.

### Snug

11'6" x 11'6" (3.51m x 3.51m)

Into recess. Featuring a stone fireplace and hearth with multi fuel stove. Picture rail, three wall light points, original style radiator and double glazed double doors to rear. Open plan to study and dining room and stairs leading up to study.

### Dining Room

15'5" x 14'2" (4.70m x 4.32m)

Into bay and recess. Featuring a decorative fireplace with tiled hearth. Wooden floor, ceiling coving, picture rail and decorative ceiling rose. Four wall light points, original style radiator, three radiators with decorative cover and bay window to front.

### Study

8'11" x 8'2" (2.74m x 2.49m)

Cupboard housing Alpha boiler. Picture rail, stairs to first floor inner landing, single radiator and double glazed double doors to rear.

## FIRST FLOOR

### Landing

Wall light point, window to front and stairs to second floor with spindled handrail.

### Inner Landing

Stairs leading down to study.

### Shower Room

With wood effect flooring and fitted with a white suite comprising wall mounted wash basin, low level wc and tiled and glazed cubicle with shower. Built in cupboards, extractor, heated towel rail and two frosted glazed windows to rear.

### Dressing Room

11'5" x 11'2" (3.48m x 3.40m)

Featuring a decorative fireplace with tiled hearth, picture rail, double radiator and window to rear. Open plan to bedroom one.

### Bedroom One

15'8" x 14'4" (4.78m x 4.37m)

Into bay and recess. Picture rail, decorative ceiling rose, ceiling coving, three double radiators and double glazed bay window to front.

## SECOND FLOOR

### Landing

Stairs to loft room.

### Shower Room

9' x 8'4" (2.74m x 2.54m)

Fitted with a white suite comprising low level wc with tiling to the rear, pedestal wash basin with tiled splashback and tiled and glazed cubicle with shower. Double radiator, recessed storage and frosted glazed window to rear.

### Bedroom Two

9'1" x 7'7" (2.77m x 2.31m)

Ceiling coving, electric heater, uPVC double glazed window to front and folding doors to Sitting Room/Bedroom Four.

### Sitting Room/Bedroom Four

12'4" x 10' (3.76m x 3.05m)

Featuring a decorative fireplace with tiled hearth and a decorative electric fire. Electric heater, built in cupboard to recess and uPVC double glazed window to front.

### Bedroom Three

11'9" x 9'9" (3.58m x 2.97m)

Window to rear and single radiator.

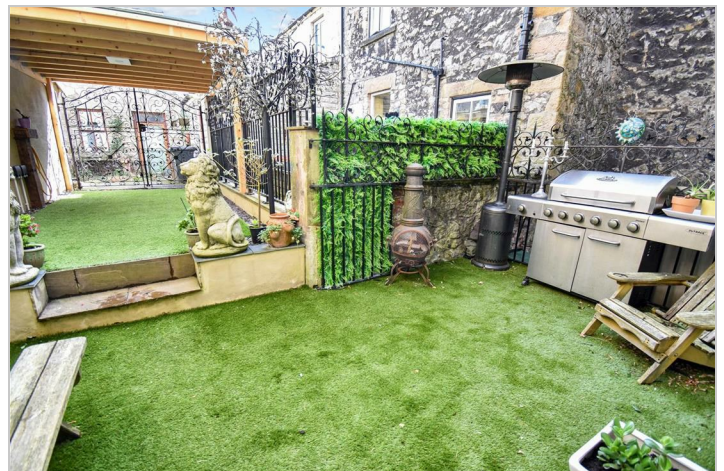
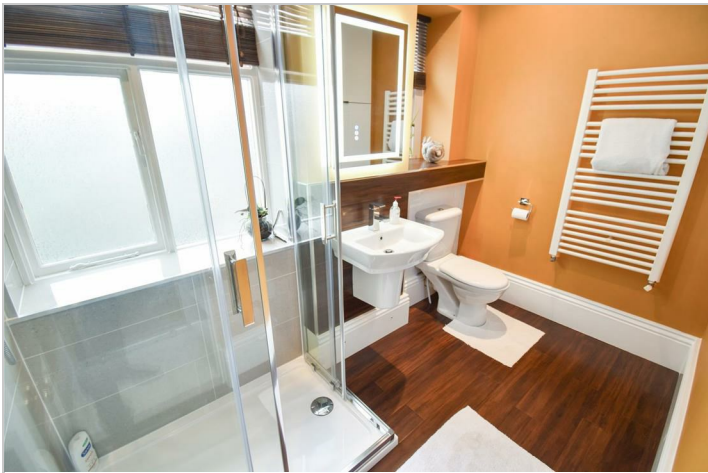
### Loft Room

19'2" x 9'1" (5.84m x 2.77m)

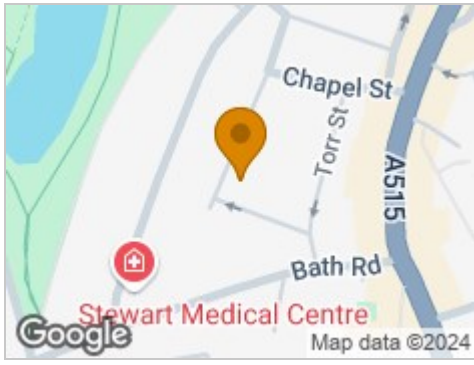
With pitched roof and restricted headroom. Wall light point, eaves storage and double glazed Velux window to rear.

## OUTSIDE

At the front of the property there is a fenced and gated paved forecourt with steps leading to the front door at ground floor level and a gate and steps leading down to the double doors at the lower ground level. At the rear there is a covered paved patio which is accessed from the lower ground level. There is also an outside storage shed. Steps lead up to the outside space at the ground floor level which has decorative railings and artificial grass. There is also a timber carport with gates which is accessed from the rear via Torr Street.



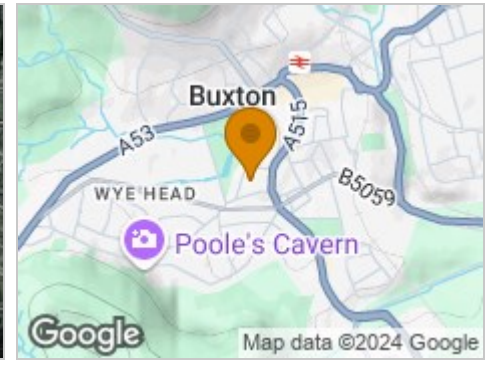
## Road Map



## Hybrid Map



## Terrain Map



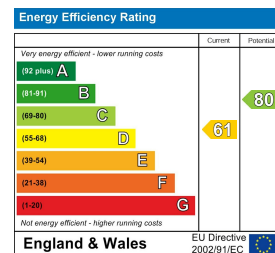
## Floor Plans



## 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:

1. 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.
2. 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](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)