



25c Hardwick Square South

Buxton, SK17 6QA

£159,000



25c Hardwick Square South

Buxton, SK17 6QA

Tenure Leasehold Council Tax Band D



A centrally situated, superbly presented one bedroom ground floor apartment with private entrance. Converted within recent years, this property has excellent quality fittings throughout with integrated appliances and has the benefit of modern electric central heating and sealed unit double glazing. There is a small forecourt garden and allocated parking. NO ONWARD CHAIN.

DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road. Turn left, just after the Pelican Crossing and left again into Concert Place which becomes Hardwick Square South. The property can be found after a short while on the right where our For Sale board has been erected.

GROUND FLOOR

Entrance Porch

5'8" x 5'0" (1.73m x 1.52m)

With wood effect laminate flooring and entrance door.

Open Plan Kitchen/Lounge

Kitchen

11'5" x 9'11" (3.48m x 3.02m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. With integrated stainless steel oven with four ring ceramic hob and stainless steel extractor over, integrated dishwasher and integrated larder fridge. With wood effect laminate flooring throughout and display shelving.

Lounge

16'1" x 14'2" (4.90m x 4.32m)

With a decorative fireplace surround and mantel over incorporating a coal effect electric fire. With electric radiator, T.V., aerial point and sealed unit double glazed bay window to the front.

Bedroom One

10'0" x 9'2" (3.05m x 2.79m)

With wood effect laminate flooring, wall mounted electric radiator and sealed unit double glazed window to side.

Bathroom

6'8" x 5'5" (2.03m x 1.65m)

With tiled flooring and part tiled walls and fitted with an excellent quality suite comprising of panelled bath with shower over and shower screen, low level W.C., and wall mounted wash hand basin. Heated towel rail and extractor fan..

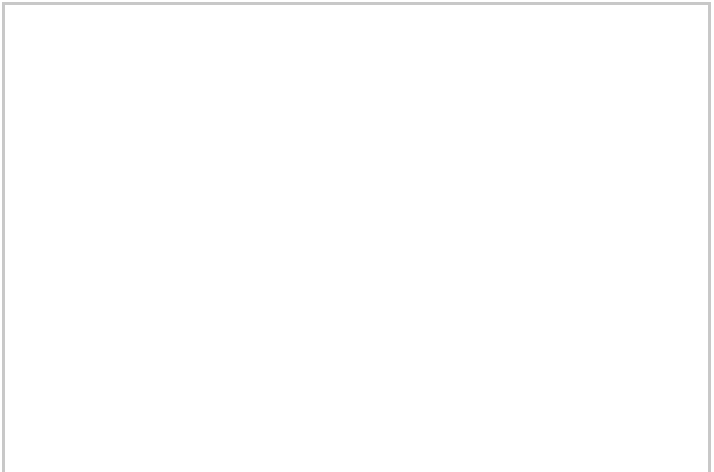
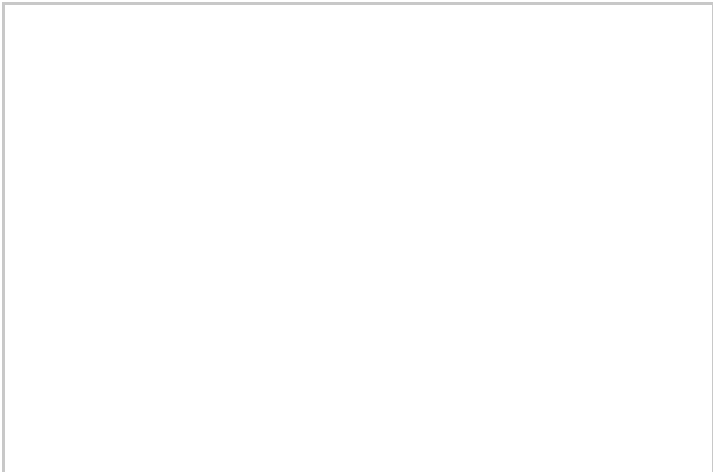
Storage Cupboard/Utility

With plumbing for a washing machine.

OUTSIDE

Garden and Parking

At the front is a private forecourt garden with a pathway and a selection of plants and shrubs. There is an allocated parking space at the rear.



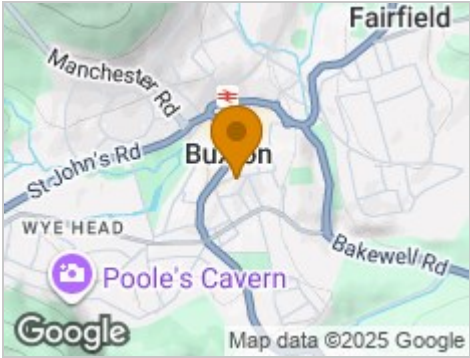
Road Map



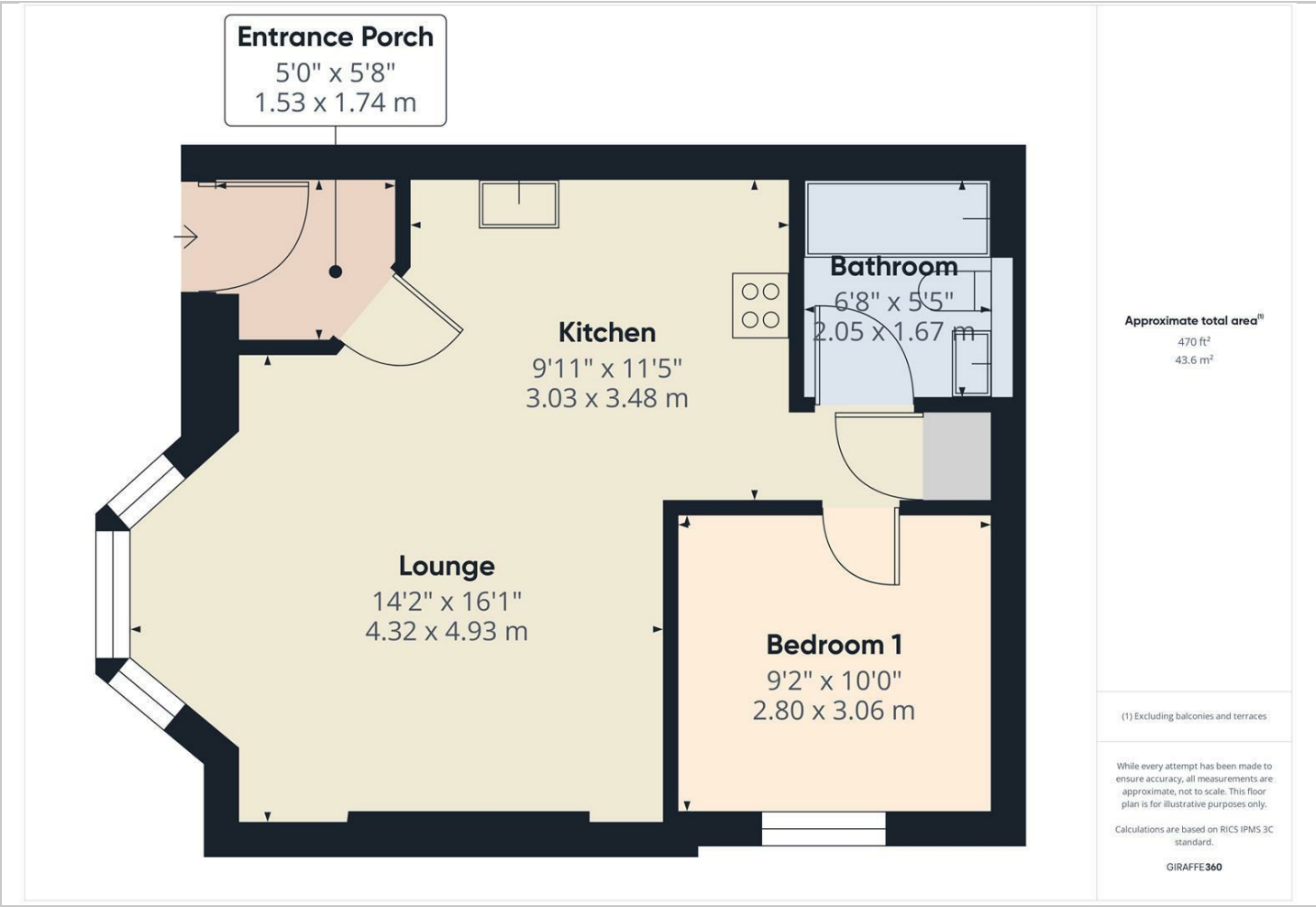
Hybrid Map



Terrain Map



Floor Plan



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.

Important Notice
Mellors Estate Agents, 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 Mellors Estate Agents 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

Energy Efficiency Graph

