



11 Sheldon Road, Buxton, SK17 7TT

Guide price £170,000

Guide Price- £170,000 - £180,000

"Home is where your story begins." - Annie Danielson

An immaculately presented three-bedroom semi-detached home, tastefully renovated and upgraded by the current vendors. Offering well-proportioned accommodation throughout, the property comprises a lounge, kitchen diner and downstairs wc to the ground floor, with three bedrooms and a family bathroom to the first floor. Occupying a generous plot on this no through route, the property further benefits from off-road parking and a rear garden. An ideal purchase for first-time buyers and investors alike.

Denise White Estate Agent Comments

An immaculately presented three-bedroom semi-detached home, tastefully renovated and upgraded by the current vendors, including new flooring, redecoration throughout, and a brand-new kitchen and bathroom.

Offering well-proportioned accommodation, the ground floor comprises a spacious lounge with a large under-stairs storage cupboard, a light and airy kitchen diner, and a convenient downstairs WC off the entrance hallway. To the first floor are three good-sized bedrooms and a modern family bathroom.

Occupying one of the largest plots on the development, the property further benefits from off-road parking for one vehicle, with potential to create additional parking subject to the necessary permissions. To the rear is a generously sized garden backing onto open land, providing a pleasant outlook.

Location

Fairfield is a popular residential area to the east of Buxton, offering convenient access to the town centre, local amenities and the surrounding Peak District countryside. The area provides a mix of traditional and modern properties, with local shops, schools and community facilities nearby.

Buxton offers a wide range of amenities, including independent shops, cafés, restaurants, leisure facilities and excellent transport links, including rail services towards Manchester. The A6 and A515 provide easy road connections to surrounding towns and villages.

Why We Love This Property!

We love this property as it offers a true turnkey home, having been tastefully modernised and upgraded throughout by the current vendors. Improvements include a recently upgraded kitchen and bathroom, new flooring, redecoration throughout, and a new gas combi boiler which remains under warranty. Making an ideal purchase for first-time buyers looking for a home they can move straight into and enjoy from day one.

Entrance Hallway

Composite front entrance door. Tiled flooring. Radiator. Stairs off leading to first floor. Doors off leading too:-

Downstairs WC

5'2 x 2'8 (1.52m'0.61m x 0.61m'2.44m)



Tiled flooring. Low level WC. Wash hand basin. uPVC window to front. Heated towel rail. Ceiling light.

Lounge

14'7 x 12'6 (4.27m'2.13m x 3.66m'1.83m)

Carpet flooring. Two radiators. uPVC window to front. Ceiling light. Large understairs storage cupboard with lighting.

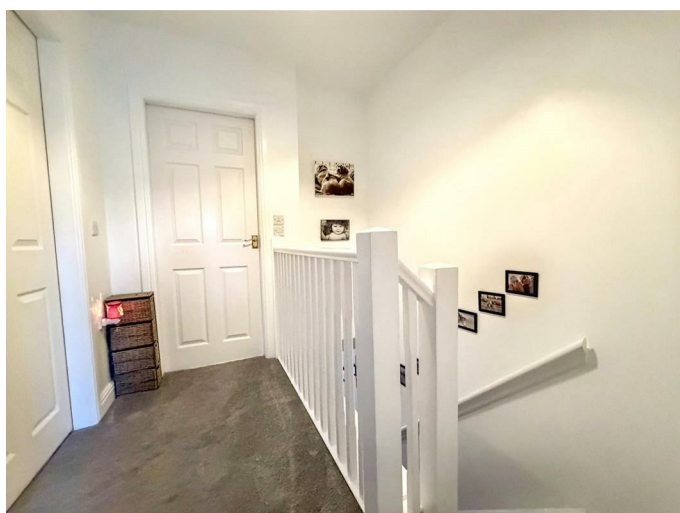
Kitchen Diner

15'6 x 8'11 (4.57m'1.83m x 2.44m'3.35m)



. Fitted with a modern and matching range of wall and base units with drawers with work surface over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Tiled splashbacks and counter top lighting. Space and plumbing for washing machine and space and plumbing for dishwasher. Electric oven with electric hob and extractor hood over. uPVC window to rear. uPVC patio doors leading to rear garden. Tall column style radiator. LVT flooring. Wall cupboard housing the Alpha gas Combi boiler installed late 2024.

First Floor Landing



Carpet flooring.. loft access. Partially boarded. Doors off leading to:-

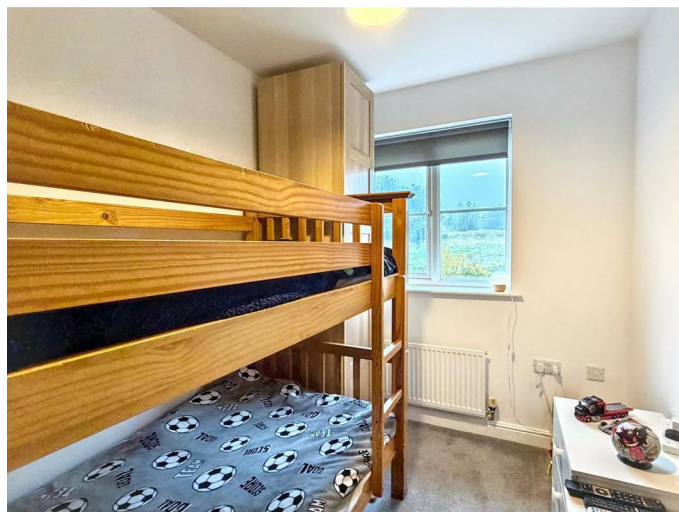
Bedroom One

Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bedroom Two

Carpet flooring. Radiator. uPVC window to front. Ceiling light.

Bedroom Three



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bathroom



Fitted with a modern and matching suite comprising panelled bath with wall mounted waterfall style shower over and handheld shower also with glass shower screen. Vanity wash hand basin and low-level WC. Heated towel rail. Half tiled walls and mermaid boarded walls. uPVC window to front. Shaver Power point. LVT flooring. Ceiling light. Extractor fan.

Outside



To the front of the property is a driveway proving off road parking for one vehicle with further lawned garden. Access to the side of the property leading onto the rear garden which is laid with lawn and paved patio seating area.

Agents Notes

Tenure: Freehold

Services: All Mains Services Connected

Council Tax: High Peak Borough Council- Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" – Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Property To Rent?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Will Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

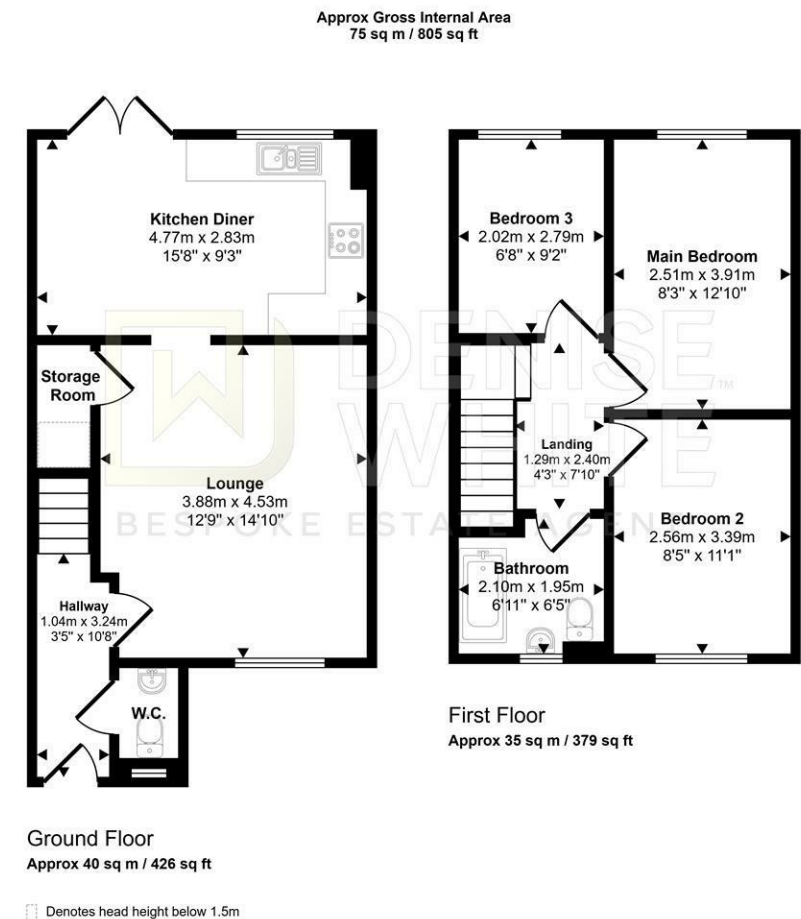
Need A Mortgage

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

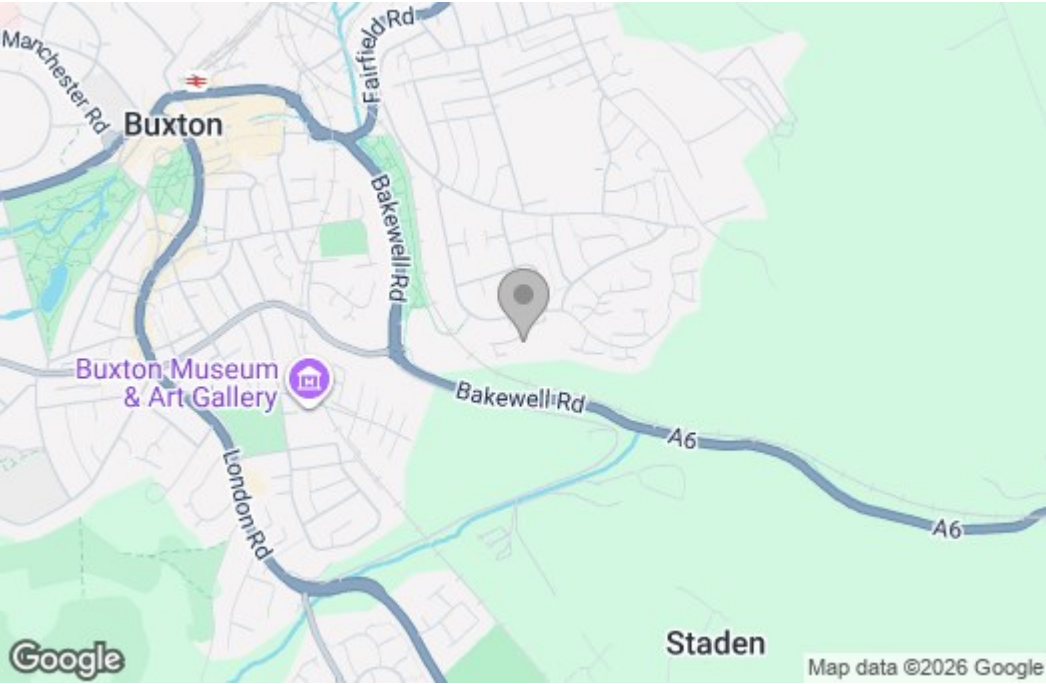
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

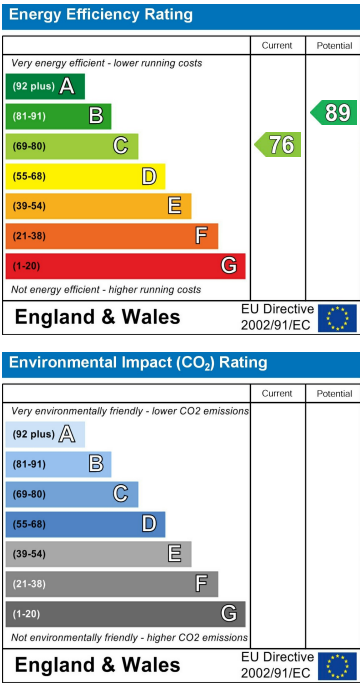
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.