DENISE WHITE™

BESPOKE ESTATE AGENT









30A West Road, Buxton, SK17 6HF

Guide price £70,000

Guide Price- £70,000 - £75,000

"A little home, a little heart, and a whole lot of possibility."

Situated on West Road in Buxton, this charming studio flat offers compact, practical living in a convenient town-centre location. Featuring a light-filled living space with an attractive bay window, a separate kitchen area and useful built-in storage, the property makes excellent use of its space. Move-in ready with scope for some modernisation, it would make an ideal first home or investment opportunity.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ

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Denise White Estate Agents Comments

Situated on West Road in the heart of Buxton, this charming studio flat offers a lovely opportunity for first-time buyers, investors or anyone looking for a compact and conveniently located home.

Upon entering, a welcoming entrance hall provides useful space for coats and shoes, alongside a handy storage cupboard. From here, there is access to the shower room and the main living accommodation.

The principal living space is a particularly pleasant feature, enjoying plenty of natural light from an attractive bay window to the front aspect, complemented by an additional window. The room offers a versatile layout, providing space for both relaxing and dining, with the adjoining kitchen neatly positioned just off the main living area. The kitchen benefits from a selection of cupboards, while further built-in storage within the living space helps make excellent use of the available room.

Compact, comfortable and full of charm, the property is ready to move into, with scope for a little modernisation to allow a new owner to add their own style and personality. An appealing opportunity to secure a home of your own in the popular spa town of Buxton.

Location



Positioned on West Road, this property enjoys a convenient location within the popular spa town of Buxton, with the town centre within easy walking distance. The Crescent, Buxton's renowned Georgian landmark, along with its surrounding shops, cafés, restaurants and local amenities, are accessible on foot, making this an ideal base for enjoying everything the town has to offer. Buxton's much-loved Pavilion Gardens and the beautiful landscapes of the Peak District are also nearby, offering opportunities for leisurely walks and exploring the surrounding countryside. With local bus stops close by and Buxton railway station within walking distance, the property is well placed for those seeking a conveniently located home or investment.

Why We Love This Home!

For us, it's the little things that make this home so appealing. From the lovely bay window that brings natural light pouring into the living space to the clever use of storage throughout, this studio feels like a home that makes the most of every inch. It's compact, yes, but it has a welcoming feel and a practical layout that makes it easy to imagine settling straight in. Perhaps you're looking to take your first step onto the property ladder, or maybe you're searching for an investment with potential? Either way, this is a lovely little blank canvas. It's ready to enjoy as it is, with the opportunity to introduce a few modern touches and really make it your own. Sometimes, a home doesn't need to be big to have plenty to offer.

Entrance Hall

With communal stairs leading up to the first floor. Private Entrance Hallway with door off leading to:-

Shower Room

5'8" x 4'7" (1.73 x 1.42)



Fitted with a suite comprising:- corner shower cubical with wall mounted shower over. Wash hand basin with vanity below. Low level WC. Tiled walls. Ceiling light.

Living Space

19'3" x 13'5" (5.87 x 4.11)



Carpet flooring. Electric radiator. Bay window to front with second window to the front. Two ceiling lights.

Kitchen

7'4" x 4'3" (2.24 x 1.32)



Fitted with a range of wall and base units with drawers with working surface over incorporating stainless steel sink with mixer tap and drainer. Electric cooker with extractor hood over. Tiled splashbacks and tiled flooring. Ceiling light.

Agents Notes

Tenure: Leasehold
Services: All mains services connected
Council Tax: High Peak Band A
No chain involved with the sale

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

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 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.

Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

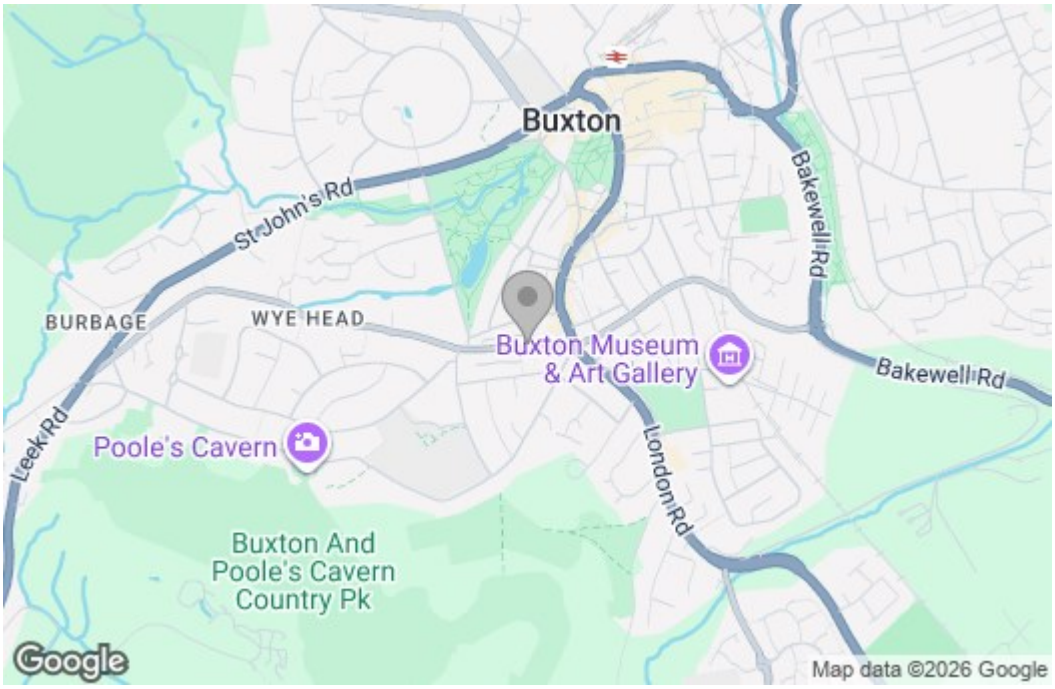
Buyer ID Checks

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.

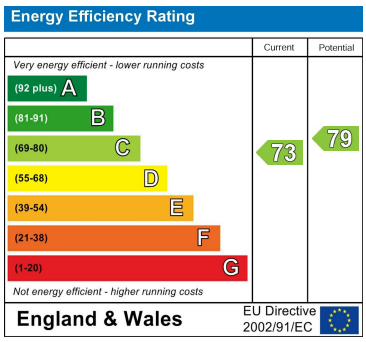
Floor Plan

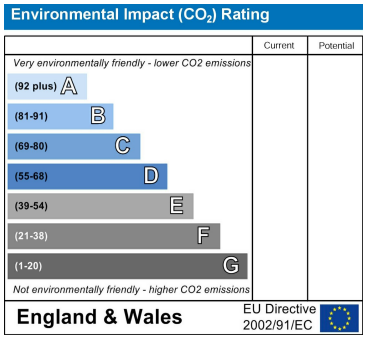


Area Map



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.

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