Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN HIGH PEAK

10 Carr Road

Buxton, SK17 6WF

£285,000

3 2 1 C

10 Carr Road

Buxton, SK17 6WF

Tenure Freehold **Council Tax Band** D

Situated on the charming Carr Road in Buxton, this delightful semi-detached three storey townhouse offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, ample off road parking and a garage partially converted for a home office. This property is ideal for families or those seeking extra space.

The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living.

This semi-detached house on Carr Road presents an excellent opportunity for anyone looking to settle in a desirable location. With its spacious interiors and practical features, it is sure to appeal to a variety of buyers.

Directions

From our Buxton office bear right and turn left at the roundabout, taking the second left onto St Johns Road. Proceed along St Johns Road to the traffic lights and proceed through the traffic lights into Leek Road. After a short while turn right opposite the petrol station into Carr Road where no 10 will be found on the right.

Ground Floor

Entrance

4'0" x 3'4" (1.22m x 1.02m)

Entrance door to entrance hall. Radiator. Door to sitting room. Stairs to first floor.

Sitting Room

14'5" x 9'0" (4.39m x 2.74m)

Double glazed window to front and side. Two Radiators. Understairs storage cupboard. Door to Kitchen.

W.C

5'1" x 3'6" (1.55m x 1.07m)

Obscure window to side. Radiator. Low level W.C. Pedestal wash basin.

Kitchen

12'0" x 7'11" (3.66m x 2.41m)

Double glazed window and double doors to rear garden. Range of base and wall units. Worksurface with stainless steel sink unit. Tiled splashbacks. Built in electric oven. Gas hob with extractor over. Space for fridge/freezer, washing machine, tumble dryer and dishwasher.

First Floor

Landing

15'2" x 5'9" (4.62m x 1.75m)

Radiator. Double glazed window to front. Stairs to second floor.

Bedroom Two

12'0" x 9'6" (3.66m x 2.90m)

Double glazed window to rear with distant views of rolling countryside. Radiator.

Bathroom

6'6" x 5'5" (1.98m x 1.65m)

Obscure double glazed window to side. Panel enclosed bath with shower attachment and bi-folding shower screen. Tiled walls.

Bedroom Three

9'10" x 6'0" (3.00m x 1.83m)

Double glazed window to front with distant views of rolling countryside.

Second Floor Landing
3'6" x 2'11" (1.07m x 0.89m)
Radiator. Cupboard housing combination boiler.

Bedroom One
15'8" x 8'9" (4.78m x 2.67m)
Double glazed windows to front and side with distant views of rolling countryside . Opening to dressing area with built in wardrobes. Double glazed window to rear. Radiator. Loft access. Door to en suite shower room.

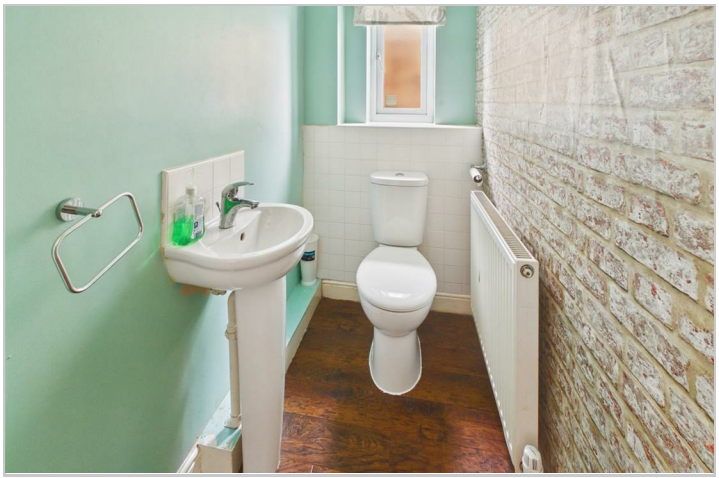
En-Suite
6'11" x 5'11" (2.11m x 1.80m)
Obscure double glazed window to rear. Double length shower enclosure with wall mounted shower attachment. Low level W.C. Pedestal wash basin. Radiator.

Outside
Wrought iron gate and railings with Flag stone pathway to entrance. Lawned area with shrubs.

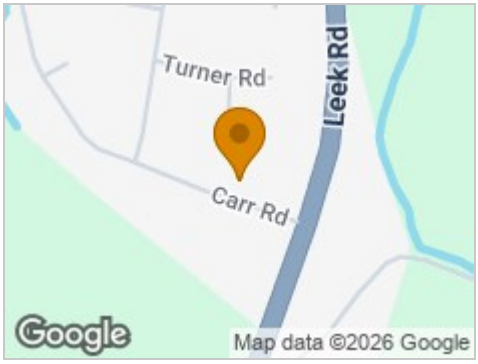
Tarmac driveway providing off road parking for 2/3 cars leading to detached garage. Gate to rear garden.

Garden
Lawned area with pebbled pathway. Storage shed. Enlsloed by panel fencing.

Detached garage with up and over door. Partly converted in to a home office with obscure double glazed door to side.

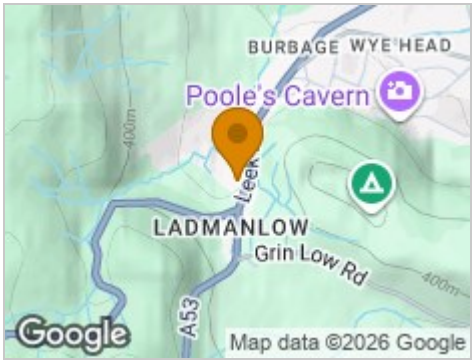


Road Map

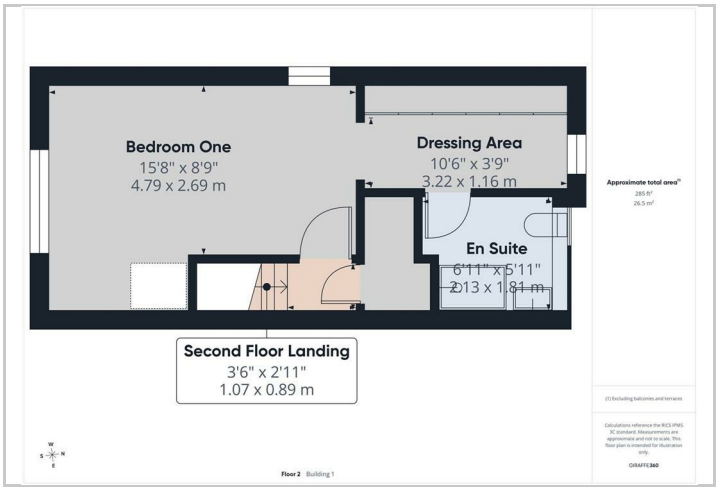


Hybrid Map

Terrain Map



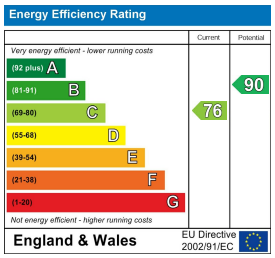
Floor Plans



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.

Energy Efficiency Graph



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