



65 Windsor Road, Buxton, SK17 7NS

Offers in the region of £180,000

"Every property has potential. Every home has a story."

Offering far more space than first meets the eye, this three-bedroom end terrace is arranged over three floors and presents an exciting opportunity to create a wonderful home in a popular Buxton location. With two reception rooms, three bedrooms, front and rear gardens and plenty of scope to make it your own, it is an ideal choice for first-time buyers, families and investors alike. Offered with no onward chain.

Denise White Estate Agents Comments

There is something particularly appealing about a home that offers the space and flexibility to evolve with its next owner, and this three-bedroom end terrace provides just that.

Set within a popular residential area of Buxton, the property offers generously proportioned accommodation arranged over three floors, creating a versatile home with plenty of opportunity to update, personalise and add your own style.

The ground floor provides excellent everyday living space, with a welcoming entrance porch and hallway leading to two separate reception rooms – ideal for creating distinct living and dining areas, or perhaps adapting one to suit home working or family life. A kitchen and useful rear porch complete the ground floor.

Two generous bedrooms and a separate WC occupy the first floor, while the second floor provides a further bedroom and bathroom, giving the property a flexible layout that could work equally well for a growing family, first-time buyer looking for space to grow into, or an investor seeking a well-proportioned property in Buxton.

Outside, gardens to both the front and rear provide valuable private outdoor space, with the rear garden offering the opportunity to create an attractive setting for relaxing and entertaining.

The property would benefit from some cosmetic updating, but therein lies much of its appeal – the space is already here; the next owner simply has the opportunity to make it their own.

With Buxton town centre, everyday amenities, transport connections and the beautiful Peak District countryside all within easy reach, this is a home that combines space, convenience and potential.

Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.

Life in Buxton



Windsor Road is conveniently positioned within an established residential area of the historic spa town of Buxton, offering an excellent balance of everyday convenience and access to the town's many attractions.

The property is particularly well placed for commuters, with Buxton Railway Station approximately 0.34 miles away, providing rail connections towards Manchester. Regular bus services are also readily accessible, with stops located close to Windsor Road.

Buxton town centre is within easy reach and offers a varied selection of independent shops, cafés, restaurants and everyday amenities, together with the town's renowned cultural and leisure attractions.

The beautiful Pavilion Gardens, with 23 acres of landscaped parkland, walks and recreational facilities, are within easy reach, alongside Buxton Opera House and the town's impressive historic architecture.

Families are also well catered for, with a choice of primary and secondary schools within the surrounding area.

For those who enjoy the outdoors, Buxton occupies an enviable position on the edge of the Peak District National Park, providing access to some of the region's finest countryside, walking routes and picturesque villages.

With its combination of town-centre convenience, excellent transport links and beautiful countryside close at hand, Windsor Road provides a highly practical location for first-time buyers, families, commuters and investors alike.

Why We Love It !



For us, it's the potential that makes this home so exciting. The generous proportions give you a fantastic starting point, but there's still plenty of opportunity to put your own personality into it. It's the kind of property you can move into, make your own over time and really grow into.

Entrance Porch

Front entrance door. uPVC window to rear. Tiled flooring. Inner door leading to:-

Entrance Hallway

Central heating radiator. Stairs leading to first floor. Doors leading to:

Lounge

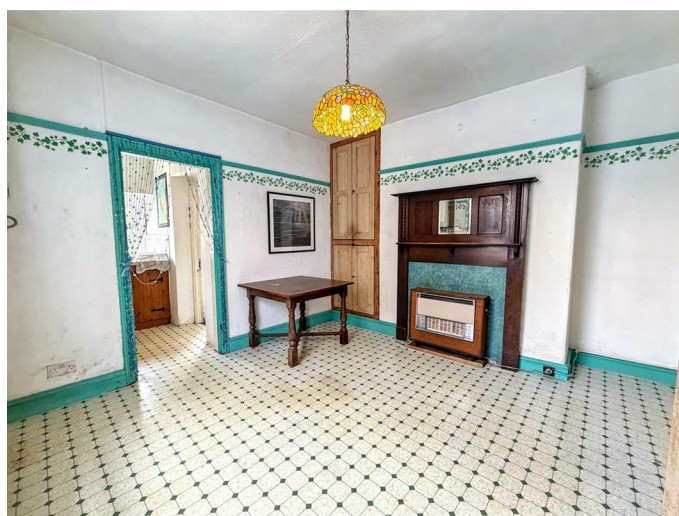
13'7 x 12'1 (4.14m x 3.68m)



Carpet flooring. Gas fire with wooden surround. Radiator. UPVC window to side. Double glazed timber bay window to front. Picture rail. Ceiling light.

Dining Room

11' x 10'6 (3.35m x 3.20m)



Lino flooring. Gas fire with wooden surround. Radiator. Original fitted storage cupboards. uPVC window to side. Wall mounted ideal boiler. Picture rail. Ceiling light point. Large pantry style under stairs a storage cupboard.

Kitchen

6'6 x 5'3 (1.98m x 1.60m)



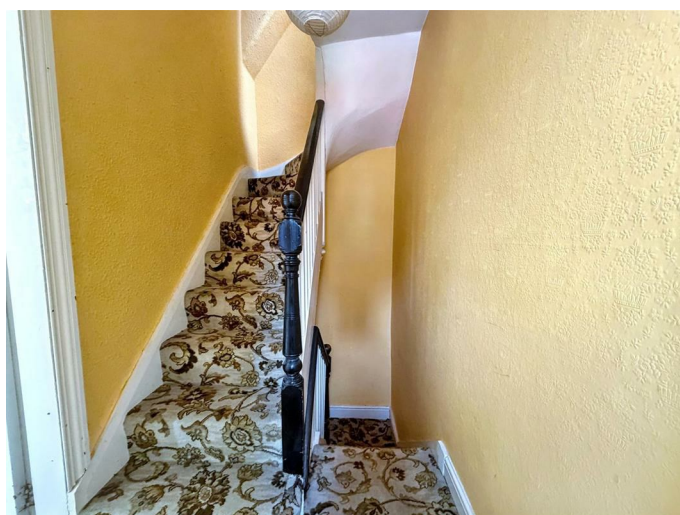
Fitted with wall and base units with worksurface over. Space for gas cooker. Stainless steel sink unit with drainer. uPVC window to rear. Ceiling light.

Rear Porch

6' x 5'9 (1.83m x 1.75m)

uPVC rear door. uPVC window to rear. Plumbing for washing machine. Workbench.

First Floor Landing



Carpet flooring. uPVC window to side. Stairs leading to second floor. Ceiling light. Doors leading to: –

Wc



Lino flooring. Half tiled walls. WC. uPVC window to side. Ceiling light.

Bedroom One

12' x 10'9 (3.66m x 3.28m)



Carpet flooring. Radiator. uPVC window to front and side. Original cast iron fireplace. Picture rail. Ceiling light.

Bedroom Two

12' x 11'1 (3.66m x 3.38m)



Carpet flooring. Radiator. Wash hand basin. uPVC window to side. Ceiling light.

Second Floor Landing

Doors off leading to:

Bedroom Three

10'11 x 10'10 (3.33m x 3.30m)



Velux style window. Ceiling light.

Bathroom

8'11 x 7'7 (2.72m x 2.31m)



Exposed wooden floorboards. Clawfoot freestanding roll top bath. Wash hand basin. Eaves storage cupboard. Ceiling light. Dimplex wall mounted heater. uPVC window to side.

Outside



To the front of the property is a small garden, laid with lawn and benefits from a mature bush creating privacy. To the rear of the property is an enclosed garden, with steps leading to the rear door. Laid mainly with lawn.

Agents Notes

Tenure: Leasehold.

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Term : 999 years from 25 March 1888
Rent : £3.4s.9d
Parties : (1) (Trustees of the Endowed School)
Services: All mains services connected
Council Tax: High Peak 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 is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the time comes, you're ready to go.

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.

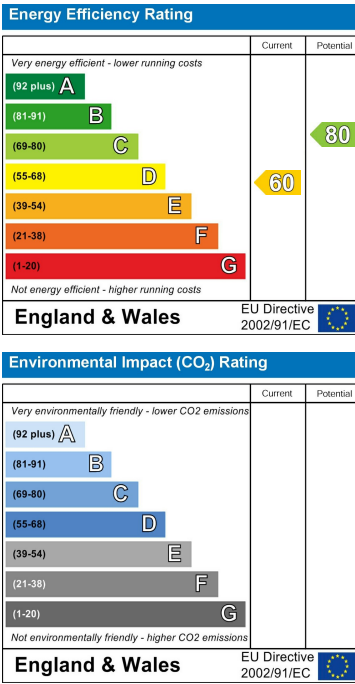
Floor Plan



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.