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
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Flat 3 151 Park Road

Buxton, SK17 6SW

£329,500

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Tenure Leasehold **Council Tax Band** D

Situated in a popular residential area of the town we are delighted to offer for sale this 2/3 bedroom, first and second floor apartment with potential to increase the accommodation subject to any relevant permission. Offering over 2000 square feet, the apartment benefits from carport parking with a further parking space and communal lawned garden to the front and cellar storage . With fabulous potential this property should be viewed to be fully appreciated.

DIRECTIONS:

From our Buxton office bear right and then left at the Spring Gardens roundabout onto Manchester Road. Follow the road as it bears to the right and turn first left into Park Road. At the junction turn right and follow the road as it bears to the left and after a short while 151 Park Road will be seen on the right hand side.

GROUND FLOOR

Entrance Porch

Stairs to first floor.

FIRST FLOOR

Hallway

15'7" x 4'9" (4.75m x 1.45m)

Stairs to second floor, single radiator and sash window.

Lounge

15'11" x 15'10" (4.85m x 4.83m)

Feature recessed fireplace with decorative mirrored wooden fireplace surround and mantelpiece over with cast iron log burning stove. Picture rail, ceiling cornice, TV aerial point, double radiator and sealed unit double glazed French doors leading out to the balcony overlooking the garden.

Dining Room/Bedroom Three

15'11" x 20'4" (4.85m x 6.20m)

French doors leading out to the balcony, stone fireplace and hearth, picture rail, ceiling cornice and secondary double glazed bay window to front.

SECOND FLOOR

Hallway

16'1" x 14'9" (4.90m x 4.50m)

Dining Kitchen

21'0" x 14'8" (6.40m x 4.47m)

Wood effect laminate flooring throughout and fitted with a number of free standing units incorporating a 1 1/2 bowl single drainer enamel sink unit. Space for an electric cooker with extractor fan over, space and plumbing for a washing machine, space and plumbing for a dishwasher and space for a fridge freezer. Double radiator, two Velux sealed unit double glazed skylight windows. Decorative wooden fireplace surround with tiled inset.

Bedroom One

15'11" x 12'5" (4.85m x 3.78m)

Feature cast iron fireplace, single radiator and Velux sealed unit double glazed skylight window.

Inner Hallway

12'0" x 4'11" (3.66m x 1.50m)

Wall mounted Alpha combination central heating and hot water boiler.

Bedroom Two
12'8" x 9'11" (3.86m x 3.02m)
Single radiator and window.

Bathroom
8'10" x 7'11" (2.69m x 2.41m)
Fitted with a panelled bath with shower over and shower screen, low-level w.c. and pedestal washbasin. Single radiator and Velux sealed unit double glazed skylight window.

LOFT AREA

Inner Hallway
9'3" x 7'7" (2.82m x 2.31m)

Loft Room One
19'3" x 16'0" (5.87m x 4.88m)
Stripped wooden flooring and Velux sealed unit double glazed skylight window.

Loft Room Two
15'5" x 14'3" (4.70m x 4.34m)
Stripped wooden flooring and Velux sealed unit double glazed skylight window.

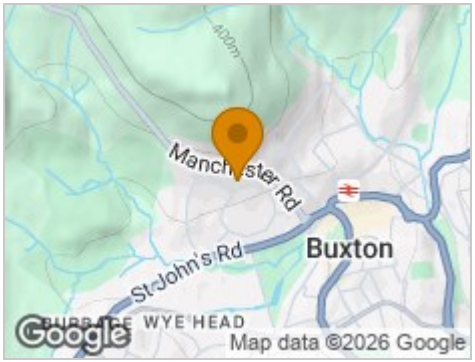
Loft Room Three
10'2" x 7'3" (3.10m x 2.21m)

OUTSIDE
At the rear of the property there is a carport suitable for the off road parking of a vehicle and a further off road parking space.
To the front of the property there is a communal lawned garden with many mature flowerbeds, shrubs and trees etc.

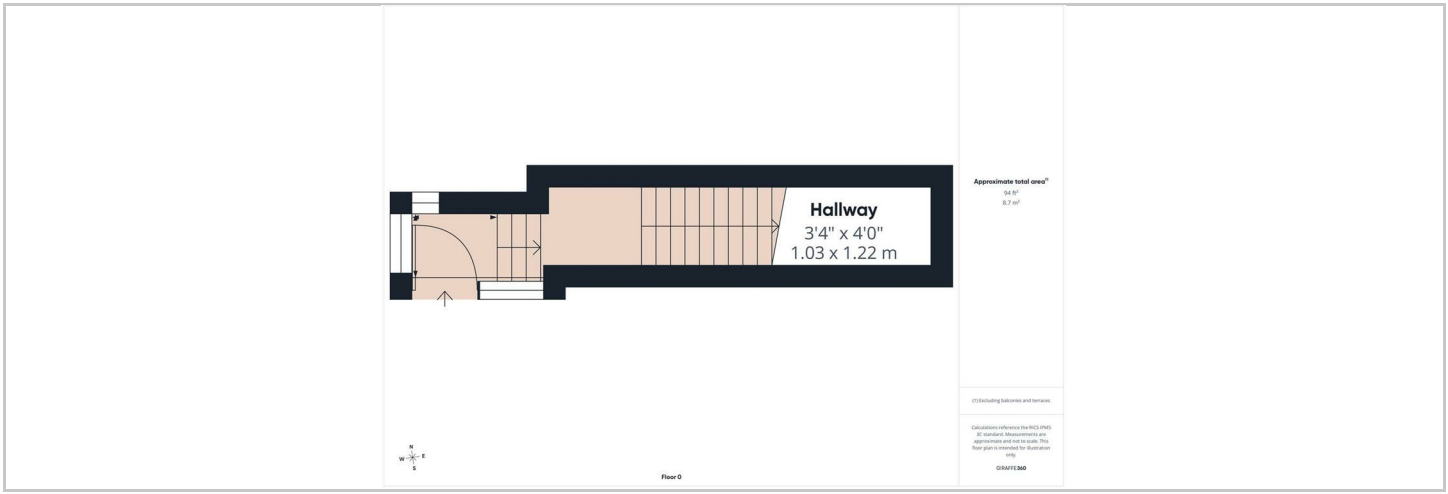
Road Map

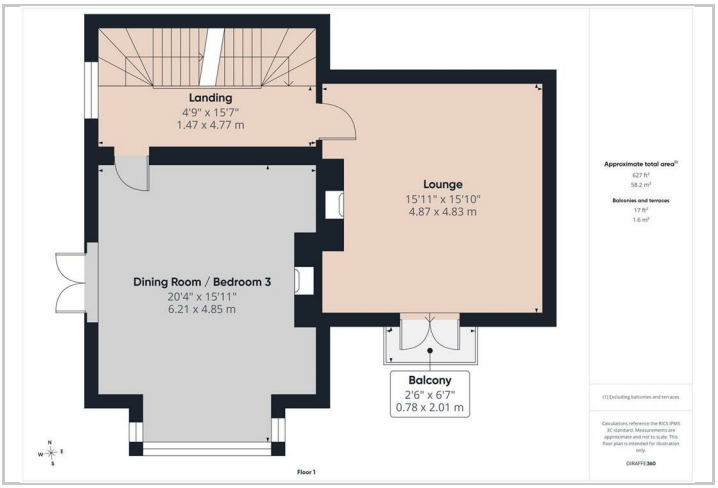
Hybrid Map

Terrain Map



Floor Plans

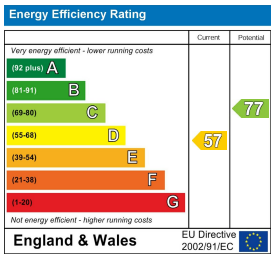




Viewing

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



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