

2 Hardwick Square South

Buxton, SK17 6PY

£599,950



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Tenure Freehold Council Tax Band D



Centrally situated for the town centre and it's many amenities, we are delighted to offer for sale a substantial six bedroom, two bathroom, semi detached family home, with gardens, garage and driveway parking for several vehicles. Upgraded by our clients to an excellent standard, with superb quality fittings to the kitchen and bathrooms, the property benefits from uPVC sealed unit double glazing and combi gas fired central heating throughout and had a new roof in 2022. With lawned and well stocked gardens and outside patio seating areas. The property benefits from lower ground floor storage cellars. An internal inspection is highly recommended.

DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road and onto The Market Place. Turn left and then immediate left again into Concert Place which becomes Hardwick Square South. No. 2 will be seen on the left hand side after a short while.

GROUND FLOOR

Entrance Porch

With tiled flooring and uPVC sealed unit double glazed window to side.

Cloakroom

6'7" x 3'3" (2.01m x 0.99m)

With low level W.C., vanity wash hand basin, single radiator, frosted uPVC sealed unit double glazed window and extractor fan.

Entrance Hall

19'10" x 8'0" (6.05m x 2.44m)

With wood effect Karndean flooring throughout. Feature radiator, ceiling cornice and uPVC sealed unit double glazed window to side. With stairs to first floor and doors to cellars.

Lounge

14'11" x 13'4" (4.55m x 4.06m)

With a feature stone fireplace surround and mantel over, with integrated cast iron multi fuel stove. With wood effect Karndean flooring throughout, built in storage cupboards and built in shelving, ceiling cornice and picture rail. uPVC sealed

unit double glazed bay window to front and sealed unit double glazed patio door leading out to the patio and garden beyond. Feature double radiator.

Kitchen/Dining Room

21'5" x 12'10" (6.53m x 3.91m)

Kitchen area

Fitted with an excellent range of base and eye level units and quartz working surfaces, incorporating a one and a half bowl sink unit. With integrated fridge/freezer, integrated dishwasher and integrated stainless steel oven with four ring stainless steel gas hob and stainless steel extractor over. With central island with quartz work surfaces. Door to garage. With wood effect Karndean flooring throughout.

Dining Area

With a feature decorative wooden fireplace surround with marble inset and hearth incorporating a cast iron multi fuel stove. With two uPVC sealed unit double glazed windows to outside and two double radiators.

FIRST FLOOR

Half Landing

Landing

9'1" x 7'9" (2.77m x 2.36m)

With single radiator and stairs to second floor.

Bedroom One

12'9" x 11'5" (3.89m x 3.48m)

With a decorative wooden fireplace surround and mantel over with decorative tiled inset, double radiator and two uPVC sealed unit double glazed windows.

En Suite Shower Room

7'1" x 5'6" (2.16m x 1.68m)

Fitted with a fully tiled and glazed double shower cubicle and shower, vanity wash hand basin and low level W.C. With tiled flooring throughout, extractor fan and stainless steel radiator.

Bedroom Two

13'9" x 13'4" (4.19m x 4.06m)

With a decorative fireplace surround and mantel over with cast

iron fireplace, built in double wardrobe, built in single wardrobe, double radiator and two uPVC sealed unit double glazed windows.

Bedroom Three/Dressing Room

8'10" x 7'9" (2.69m x 2.36m)

With two frosted uPVC sealed unit double glazed windows and double radiator.

Bathroom

8'11" x 5'6" (2.72m x 1.68m)

Fitted with an excellent quality suite, comprising of panelled bath with shower over, low level W.C., and vanity wash hand basin. With tiled flooring, extractor fan and stainless steel radiator. With frosted uPVC sealed unit double glazed window.

SECOND FLOOR

Landing

7'10" x 7'8" (2.39m x 2.34m)

Single radiator and Velux sealed unit double glazed loft window.

Bedroom Four

15'0" x 13'7" (4.57m x 4.14m)

Currently used as a Home Office. With double radiator and uPVC sealed unit double glazed window to front.

Bedroom Five

13'3" x 10'9" (4.04m x 3.28m)

With double radiator, built in double wardrobe and uPVC sealed unit double glazed window to rear.

Bedroom Six

18'0" x 10'8" (5.49m x 3.25m)

With double radiator and uPVC sealed unit double glazed window. With built in storage under the eaves.

LOWER GROUND FLOOR

Cellar Room One

11'1" x 6'8" (3.38m x 2.03m)

With light and power and stone benches.

Cellar Room Two

10'10" x 6'1" (3.30m x 1.85m)

With stone bench, light and power.

Cellar Room Three

With stone bench, light and power.

OUTSIDE

To the side of the property there is a Tarmacadam driveway suitable for the off road parking of vehicles and a good sized lawned garden with mature hedgerows, pathways and gravelled front garden with many mature well stocked flowerbeds, shrubs, trees and seating areas.

Garage

16'0" x 14'1" (4.88m x 4.29m)

With wall mounted Vaillant combination central heating and hot water boiler, two Velux sealed unit double glazed windows and loft storage. With space and plumbing for a washing machine, water tap and remote up and over door.



Road Map



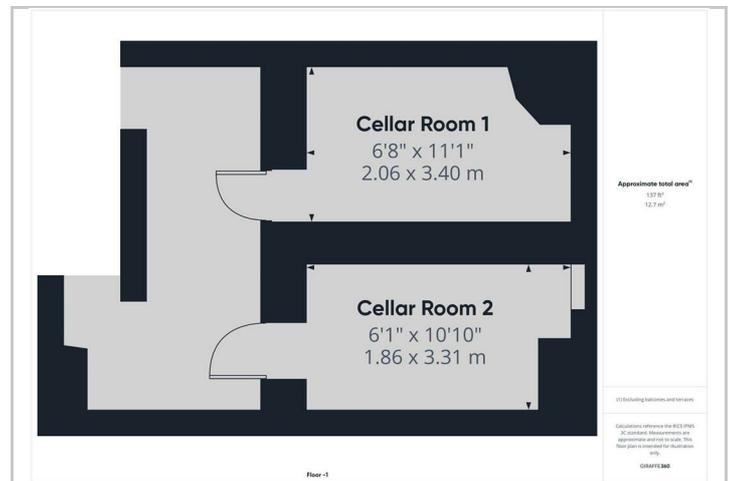
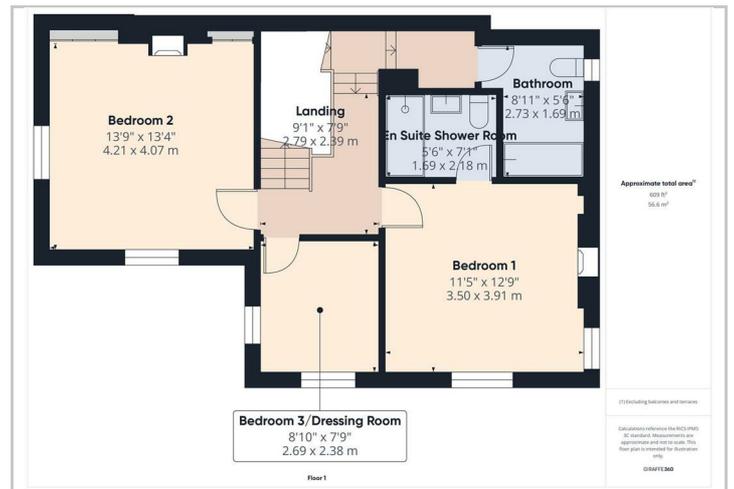
Hybrid Map



Terrain Map



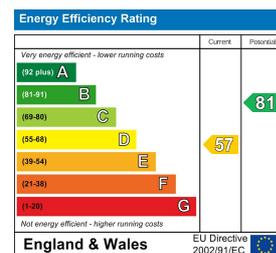
Floor Plans



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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