



19 Ladycroft Avenue, Buxton, SK17 7AQ

Guide price £220,000

Guide Price £220,000 – £230,000.

"Right where life happens, with a little slice of serenity."

This three-bedroom semi-detached home occupies a sought-after position, quietly tucked away in a cul-de-sac on the edge of the town centre, while enjoying stunning views to the rear. Offering well-proportioned accommodation arranged over two floors, together with generous outdoor space, the property presents an exciting opportunity for buyers looking to create a home tailored to their own tastes. Ideal for those wishing to put their own stamp on a property while living there, this home combines the convenience of a central location with the appeal of a peaceful setting and far-reaching views.

Denise White Estate Agents Comments



This three-bedroom semi-detached property is pleasantly tucked away along a quiet no-through road, offering a peaceful setting whilst remaining conveniently located for Buxton town centre.

The property offers well-proportioned accommodation arranged over two floors, briefly comprising an entrance porch, kitchen, inner hallway, lounge and integral garage to the ground floor. There is excellent scope for a buyer to explore the potential to create additional living space, subject to the necessary consents, making this an exciting opportunity for those looking to personalise a home to their own tastes and requirements.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, whilst to the rear is a tiered garden with a paved patio area to the upper level, providing the perfect spot to sit back, relax and enjoy the stunning far-reaching views across the surrounding countryside.

Combining a peaceful location, impressive views and fantastic potential, this property offers a wonderful opportunity for a buyer looking to create their ideal home in this sought-after part of Buxton.

Location



Ladycroft Avenue is ideally situated in the beautiful spa town of Buxton, offering an attractive balance of convenience and countryside living. The location benefits from close proximity to Buxton town centre, where a variety of shops, cafés, restaurants and local amenities can be found, as well as Buxton railway station, providing convenient links for commuters and those wishing to travel further afield.

The area is also well placed for local schools, making it an appealing choice for families. Surrounded by the stunning scenery of the Peak District, the location offers opportunities to enjoy beautiful countryside, scenic walks and far-reaching views, creating a wonderful sense of space and tranquillity while remaining close to everyday amenities.

Combining excellent local convenience with the natural beauty and charm of Buxton, Ladycroft Avenue offers an appealing setting for a wide range of buyers seeking both accessibility and a connection to the surrounding countryside.

Why We Love This Property



One of the property's standout features is the fantastic far-reaching views to both the front and rear. The property also presents a fantastic opportunity for a buyer looking to put their own stamp on a home. Offering the chance to personalise and improve the accommodation whilst living in the property, it is an ideal prospect for those looking to create a home tailored to their own tastes and requirements, with the potential to add value along the way.

Combining a desirable location, impressive views and exciting potential, we feel this is a property with so much to offer and one that could be transformed into a truly wonderful home.

Side Porch

With uPVC entrance door. uPVC construction with uPVC door leading to rear garden and uPVC inner door leading to:-

Kitchen

11'9 x 9'2 (3.58m x 2.79m)



Fitted with a range of shaker style wall and base

units with drawers with wood effect work surface over incorporating composite sink with mixer tap over. Electric oven with gas hob over. Tiled splashback. Large under stairs storage cupboard. Radiator. Lino flooring. Ceiling light. Doors off leading to: -

Inner Hallway



Lino flooring. Radiator. uPVC sliding door doors to rear. Ceiling light.

Stairs off leading to the first floor.

Lounge

14'9 x 11'4 (4.50m x 3.45m)



Lino flooring. Radiator. uPVC window to rear aspect. Living flame gas fire with stone surround.

First Floor Landing

With uPVC window to side. Carpet flooring. Ceiling light. Doors off leading to:-

Bathroom

6'4 x 5'3 (1.93m x 1.60m)



Fitted with a matching suite comprising:- Panelled bath with wall mounted shower over. Vanity wash hand basin with storage below and concealed cistern low level WC. Tiled walls. Obscure glazed uPVC window to front. Heated towel rail. Lino flooring. Inner natural light window onto the landing. Ceiling light.

Bedroom Two

11'4 x 9'8 (3.45m x 2.95m)



Carpet flooring. Radiator. uPVC window to the front. Storage cupboard housing the wall mounted Ideal gas combi boiler. Ceiling light.

Bedroom One

11'8 x 11'3 (3.56m x 3.43m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bedroom Three

7'3 x 6'2 (2.21m x 1.88m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Outside



To the front of the property is a driveway providing off road parking for one vehicle with further paved area. To the rear of the property is a tiered garden laid with paved patio seating area to the upper level and further garden to the lower.

Garage

16'2 x 9'1 (4.93m x 2.77m)

With electric up and over door front. Wooden window to side. Internal access to kitchen. With lighting and power. Space for under counter to appliances including space and plumbing for washing machine and dishwasher. Space for fridge freezer. Housing the domestic metres.

Agents Notes

Tenure: Freehold

Services: All Mains Services Connected

Council Tax: High Peak Borough Council- Band C

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?

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.

Property To Rent?

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.

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.

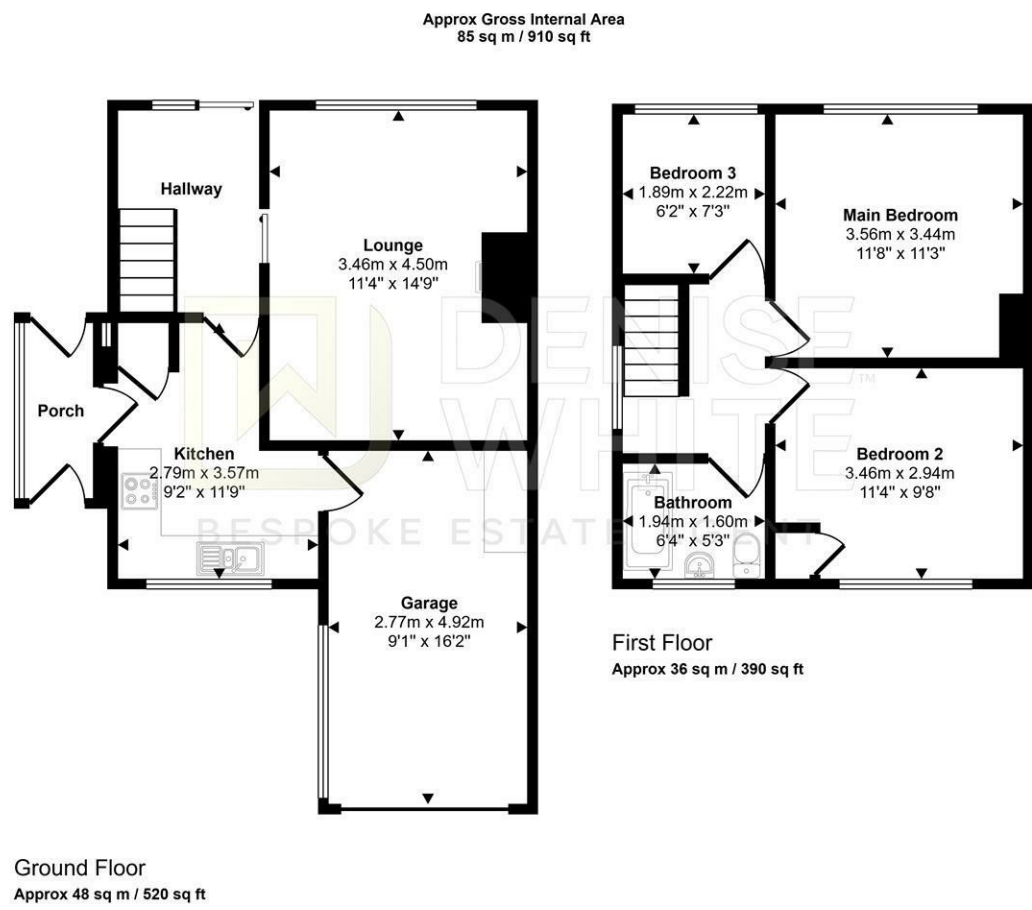
You Will Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Buyer ID Checks

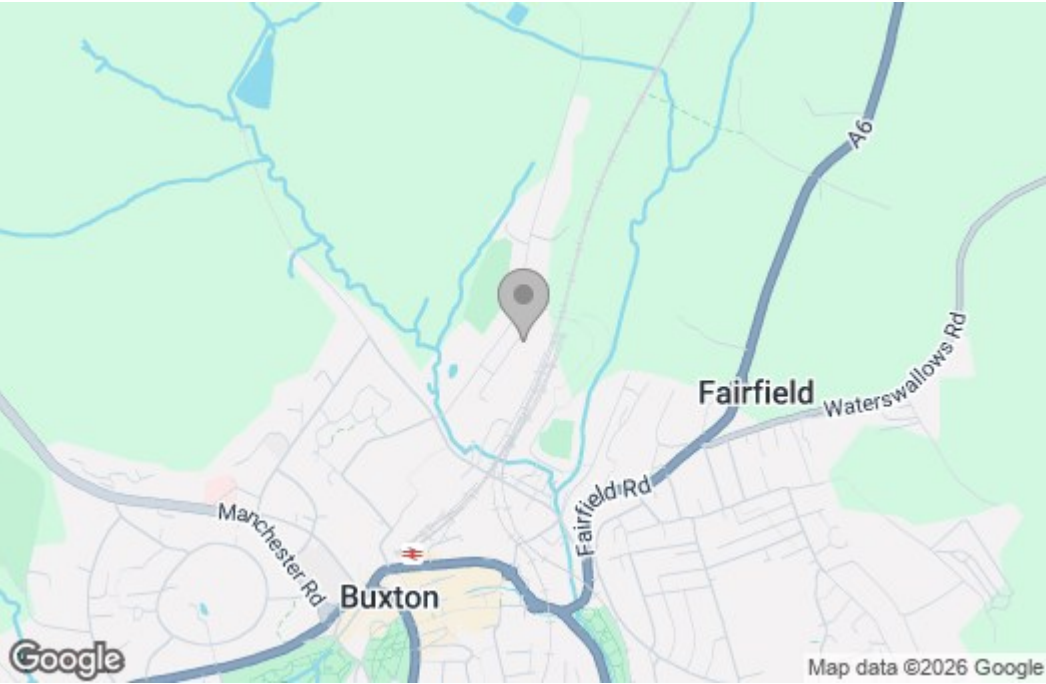
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

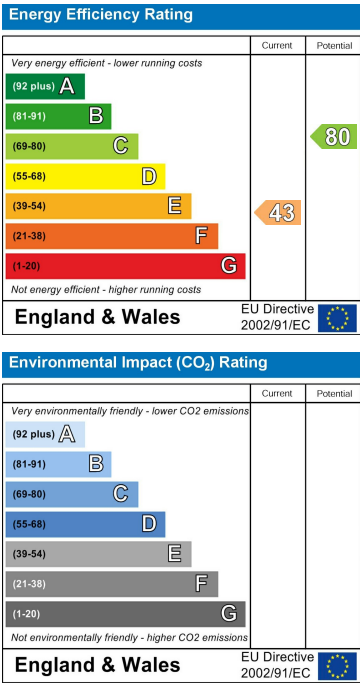


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.