DENISE WHITE™

BESPOKE ESTATE AGENT









54C Nunsfield Road, Buxton, SK17 7BW

Guide price £125,000

Guide Price- £125,000 - £145,000

"Buying your first home isn't simply a purchase, it is the beginning of something new"

This two bedroomed property offers private, light and spacious accommodation with the benefit of an allocated parking space and garden. Within walking distance to town and all amenities including shops, transport links and schools this property is perfect for those looking to get on the property ladder, those looking to downsize and investors alike.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ

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Denise White Estate Agent Comments

Accessed via a private entrance hallway with stairs leading to the first floor, the property briefly comprises: entrance hall, two bedrooms, lounge, bathroom and kitchen. Externally the property benefits from an allocated parking space, garden space and store cupboard.

Offering well-presented accommodation throughout, the property also provides an excellent opportunity for a new owner to put their own stamp on the home and make it their own.

The location is ideal for a variety of buyers, including first-time purchasers looking to take their first step onto the property ladder, investors seeking a promising opportunity, and those looking to downsize to a conveniently located, town-centre property.

Offered for sale with no onward chain, this property is ready for its next owners to move in and make it their own.

Location

Situated in the popular spa town of Buxton, Nunsfield Road is ideally positioned within an established residential area, offering convenient access to a range of local amenities and facilities.

Buxton town centre is within easy reach and within walking distance, offering a wider range of shops, cafés, restaurants and leisure facilities, along with the popular Pavilion Gardens and the historic Buxton Opera House.

For commuters, Buxton railway station provides connections towards Stockport and Manchester, whilst the surrounding Peak District National Park offers an abundance of beautiful countryside, walking routes and outdoor activities.

Combining convenient town living with easy access to the stunning Peak District countryside, Nunsfield Road offers an attractive location for a variety of buyers.

Why We Love This Home!

We particularly love this property for the fantastic opportunity it offers buyers to put their own stamp on a home, whilst still being perfectly liveable and ready to move straight into. Offering a wonderful blank canvas for those looking to personalise and make a property their own, it provides the perfect balance of potential and practicality.

A further standout feature is the benefit of off-road parking, which is a rare and valuable find for a property in such a convenient position.

Ideally located within walking distance of Buxton town centre and surrounded by beautiful countryside walks, the property really does offer the best of both worlds – convenient town living with the added benefit of the stunning Peak District right on your doorstep.

Hallway

With front entrance door and stairs up leading to:-

Bedroom One

10'00 x 8'11 (3.05m x 2.72m)





Carpet flooring. Electric radiator. uPVC window to front. Large built in cupboard and second cupboard over the stairs. Ceiling light.

Bedroom Two

7'09 x 6'05 (2.36m x 1.96m)



Carpet flooring. Electric radiator. uPVC window to rear. Ceiling light.

Bathroom

5'08 x 6'5 (1.73m x 1.96m)





Fitted with a matching suite comprising:- Panelled bath with wall mounted electric shower over. Wash hand basin. Low level WC. uPVC window to rear. Heated towel rail. Partially tiled walls. Lino flooring. Ceiling light.

Lounge

13'08 x 11'00 (4.17m x 3.35m)







Carpet flooring. Feature stone fire place surround with Electric fire. Electric radiator. uPVC window to front. Ceiling light.

Kitchen

9'03 x 6'05 (2.82m x 1.96m)







Lino flooring. Fitted with a matching range of wall and base units with drawers with work surface over incorporating stainless steel sink with drainer and mixer tap with tiled splashback. Space for cooker. Space for under counter appliances with space and plumbing for washing machine. Electric radiator. uPVC window to rear. Ceiling light.

Outside

The property benefits from an allocated parking space and garden space to the rear. There is a store cupboard which is accessed from the side of the property.

Agents Notes

Tenure: Flying Freehold
Services: Mains Electricity, Mains Water and Main Drainage.
Council Tax: High Peak Borough Council- Band B
No chain involved with the sale

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.

You 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.

Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

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.

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.

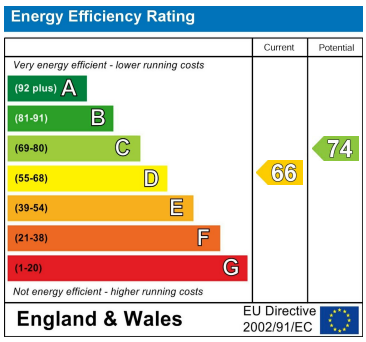
Floor Plan

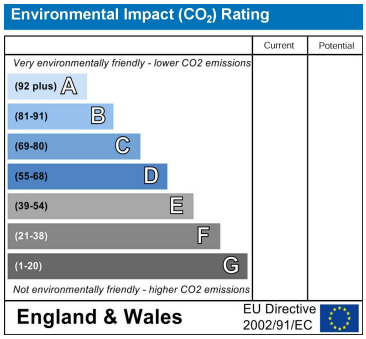


Area Map



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.

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