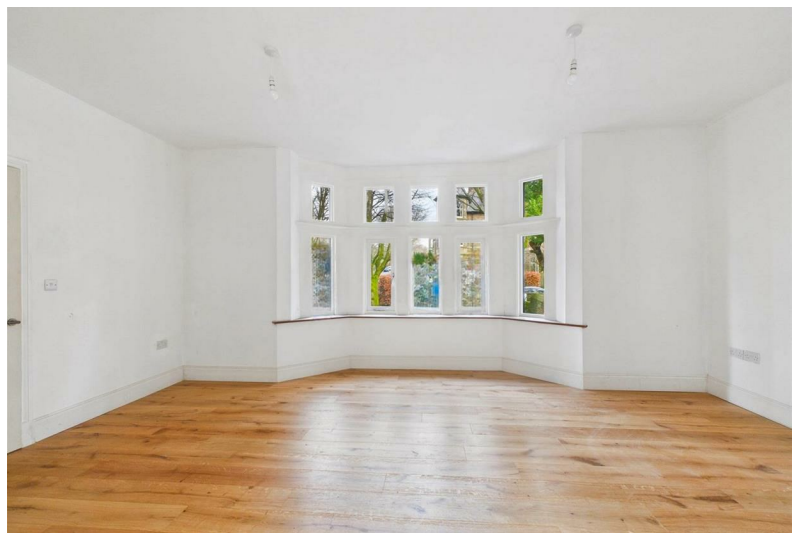




Unwin House Collage Road

Buxton, SK17 9DZ

£615,000



Unwin House Collage Road

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Tenure Freehold Council Tax Band New Build



We are delighted to be able to offer for sale this exclusive and unique development of luxury apartments, town houses and cottages in this highly sought after residential area of Buxton. The conversion of The Alison Park Hotel will retain numerous period features as well as being upgraded to the very highest of standards with excellent quality fixtures and fittings throughout. The development will consist of 10 luxury two bedroom apartments and some will have a garden or terrace or balcony. There will also be two substantial four bedroom town houses and a row of three, two bedroom cottages.

Town House Two offers spacious accommodation arranged over two floors finished and fitted to the highest of standards throughout. The property benefits from combination gas fired central heating with underfloor heating on the ground floor and radiators on the second floor. Briefly comprising an entrance hall, lounge with stone mullion bay window to front and dining kitchen which is fitted with an excellent quality range of cupboards with quartz work surfaces and integrated appliances. There is a utility room and a w.c. On the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a bathroom fitted with a white suite. Externally there is a driveway to the front with space for the off road parking of several vehicles and at the rear there is a private generous paved and gravelled garden.

DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Turn left into Manchester Road and after passing the pelican crossing turn left again into Burlington Road. Proceed to the end and turn right

into Bath Road. At the junction proceed across Macclesfield Road into College Road. The entrance to Town House Two is located after a short while on the right hand side.

GROUND FLOOR

Entrance Hall

9'2" x 6'2" (2.79m x 1.88m)

With underfloor heating and stairs to first floor.

Lounge

18'10" x 10'8" (5.74m x 3.25m)

With wooden flooring throughout, underfloor heating and feature sealed unit double glazed bay window to front.

Dining Kitchen

22'4" x 12'2" (6.81m x 3.71m)

Fitted with an excellent quality range of base and eye level units and Quartz working surfaces with integrated appliances throughout. With bi-fold doors and sealed unit double glazed window to the rear patio and garden beyond. Tiled flooring throughout and further storage cupboard.

Utility Room

5'10" x 5'9" (1.78m x 1.75m)

With base units and Quartz work surfaces, space and plumbing for a washing machine, space for a tumble dryer and underfloor heating.

Cloakroom

5'5" x 2'11" (1.65m x 0.89m)

With low-level w.c., wall mounted washbasin and underfloor heating.

FIRST FLOOR

Landing

10'3" x 3'0" (3.12m x 0.91m)

Bedroom One

14'3" x 11'2" (4.34m x 3.40m)

With single radiator and sealed unit double glazed window to front.

En-Suite Shower Room

8'8" x 5'7" (2.64m x 1.70m)

Fitted with an excellent quality suite comprising a walk-in fully tiled and glazed double shower unit and rainfall shower, low-level w.c. and vanity washbasin. Stainless steel heated towel rail, tiled flooring and part tiled walls.

Bedroom Two

12'0" x 9'3" (3.66m x 2.82m)

With single radiator and sealed unit double glazed window to rear.

Bedroom Three

12'3" x 9'2" (3.73m x 2.79m)

With single radiator and sealed unit double glazed window to rear.

Bedroom Four

14'3" x 7'3" (4.34m x 2.21m)

With single radiator and sealed unit double glazed window to front.

Bathroom

8'11" x 6'3" (2.72m x 1.91m)

Fitted with an excellent quality suite comprising a panelled bath, low-level w.c. and vanity washbasin. Fully tiled and glazed shower cubicle and rainfall shower, stainless steel heated towel rail, tiled flooring and part tiled walls.

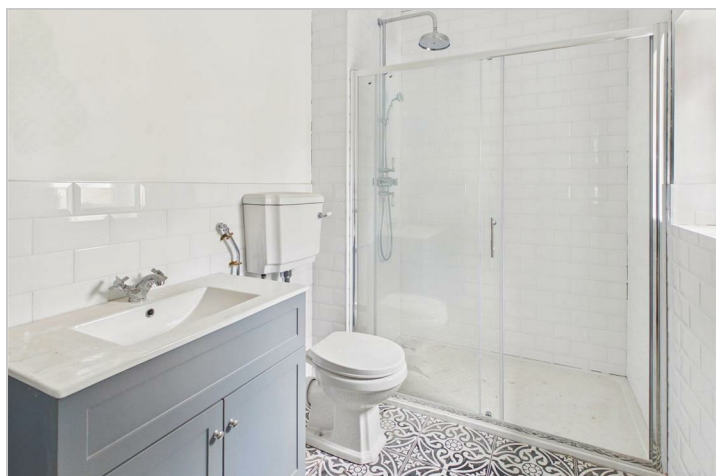
OUTSIDE

Driveway Parking

To the front of the property there is a Tarmacadam driveway suitable for the off road parking of a number of vehicles.

Private Rear Garden

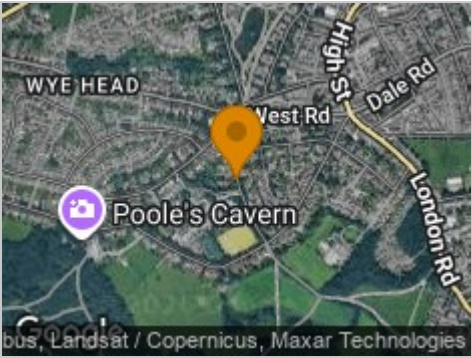
The rear garden is of excellent proportions with block paved patio area and gravelled garden.



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.

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Energy Efficiency Graph

