



61 Heathfield Nook Road, Buxton, SK17 9SA

Offers in the region of £250,000

"Where town and country meet, and life finds its perfect balance."

This beautifully renovated semi-detached home offers an exciting opportunity to acquire a true turnkey property, thoughtfully modernised by the current owner and ready for its next owners to move straight into. Situated in a peaceful position within Harpur Hill, the property enjoys an open aspect to the front, with lovely views across the surrounding countryside.

Denise White Estate Agent Comments

This beautifully presented two-bedroom semi-detached home has been completely renovated throughout by the current vendors, with substantial improvements carried out over the past two years, including a full rewire, replumbing and the installation of anthracite uPVC windows. The property has been tastefully finished throughout, featuring a modern kitchen and bathroom fixtures and fittings, new flooring throughout and a beautiful exposed red brick chimney breast in the lounge.

Accommodation in brief comprises:- entrance porch, hallway, lounge, kitchen diner and cloakroom to the ground floor. To the first floor are two double bedrooms, an en-suite and a family bathroom.

Externally, the property benefits from a driveway to the front, providing off-road parking for two vehicles. To the rear is a fantastic-sized garden, predominantly laid to lawn, with patio seating area. A detached garage with power is to the rear of the garden.

Situated in a peaceful location within Harpur Hill, the property enjoys a beautiful open aspect to the front, overlooking the surrounding countryside. Buxton town centre is just a short drive away, offering a range of shops, amenities and leisure facilities.

This is an excellent opportunity to acquire a move-in-ready home, ideal for first-time buyers, couples or those looking to downsize.

Location



Heathfield Nook Road enjoys a desirable position on the outskirts of Buxton, offering a wonderful balance of countryside living and everyday convenience. With the surrounding countryside providing a beautiful backdrop, the area is ideal for those who enjoy open views, fresh air and an outdoor lifestyle, with an abundance of scenic walks and picturesque landscapes close by. Despite its peaceful setting, Buxton town centre is just a short drive away, offering a variety of shops, cafés, restaurants and leisure facilities, together with a range of local amenities. This appealing location allows residents to enjoy the tranquillity and charm of the surrounding countryside whilst remaining conveniently close to the amenities and attractions of this historic spa town.

Why We Love This Property!

We particularly love this property, as it is clear to see just how much love, time and effort the current vendors have invested in creating a wonderful home. Tastefully renovated and modernised throughout, the property offers stylish, contemporary living whilst still providing the perfect opportunity for its next owners to add their own cosmetic touches and truly make it their own. The open aspect to the front is a real highlight, with beautiful views across the surrounding countryside, offering a wonderful sense of space and tranquillity. For a property situated so close to Buxton town centre, this combination of countryside views, a peaceful setting and everyday convenience is particularly appealing.

Entrance Porch

4'10 x 3'1 (1.47m x 0.94m)

Front uPVC entrance door. uPVC windows to the front and side aspects. Tiled flooring. Inner composite door leading to: –

Entrance Hallway

4'2 x 3'5 (1.27m x 1.04m)

Carpet flooring. Central heating radiator. Ceiling light. Stairs off leading to first floor. Door off leading to: –

Lounge

13'11 x 12'11 (4.24m x 3.94m)



Carpet flooring. Radiator. Bay uPVC window to front. Featuring a exposed red brick chimney breast with oak mantle and gas freestanding living flame effect fire place. Two wall lights and ceiling light.

Kitchen Diner

17'3 x 9'8 (5.26m x 2.95m)



Fitted with a modern and matching range of sage shaker style wall and base units with drawers with wood effect work surface over incorporating double composite sink with mixer tap over and drainer. Countertop lighting. Integrated slimline dishwasher and integrated washing machine. Space for fridge freezer. Space for range style cooker and double extractor hood over. Two uPVC windows to the rear aspect. uPVC door leading onto the rear garden. Wall mounted Vaillant gas combi boiler. Tiled flooring. Exposed timber beam. Ceiling spotlights.

Cloakroom

Tiled flooring. Radiator. Vanity wash handbasin. Low-level WC. Obscure glazed uPVC window to the side aspect. Extractor. Ceiling spotlights.

First Floor Landing

Carpet flooring. uPVC window to the side aspect. Ceiling light. Loft access.

Bedroom One

12'8 x 11'11 (max) (3.86m x 3.63m (max))



Carpet flooring. Radiator. uPVC window to the front aspect. Ceiling light.

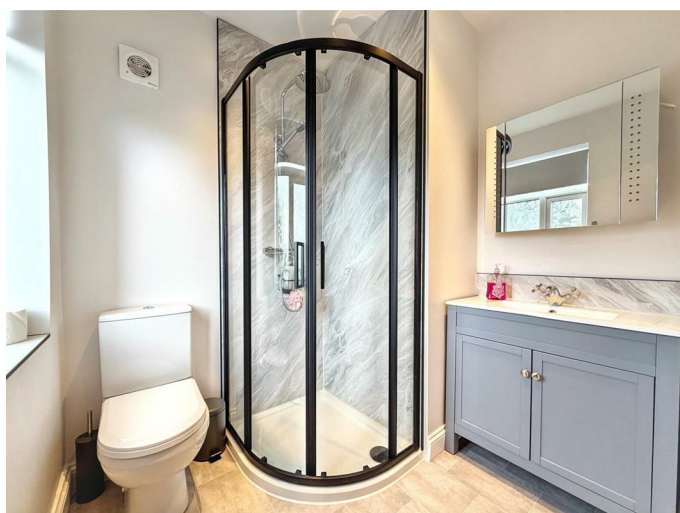
Bedroom Two

10'10 x 9'7 (3.30m x 2.92m)



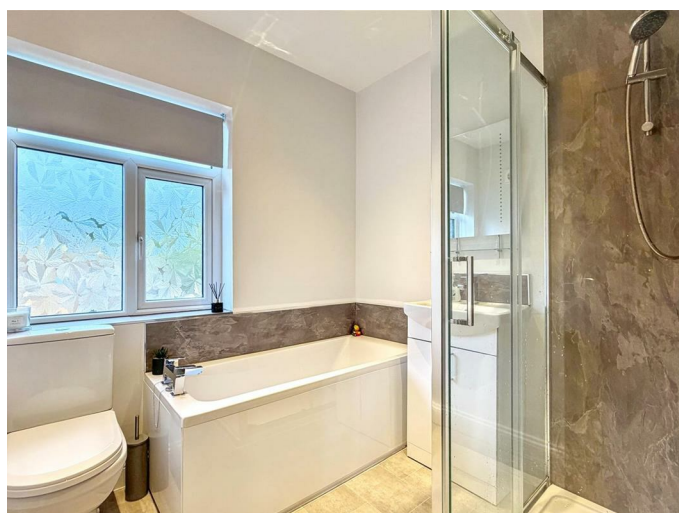
Carpet flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

En-Suite



Fitted with a suite comprising:- low-level WC. Vanity wash hand basin with storage below. Corner shower cubicle with mermaid boarded walls and sliding doors with wall mounted waterfall style showerhead over with hand held shower attachment. Heated towel rail. Obscure glazed uPVC window to the front aspect. Extractor fan. Ceiling spotlights. Lino flooring.

Bathroom



Fitted with a modern and matching suite comprising:- Panelled bath. Vanity wash hand basin with storage below. Low-level WC. Corner shower cubical with sliding door and mermaid boarded walls with Triton wall mounted shower over. Heated towel rail. Obscure glazed uPVC window to the rear aspect. Extractor fan. Ceiling spotlights. Lino flooring.

Outside



To the front of the property, there is a tarmac driveway providing off-road parking for two vehicles access leading from the front to the rear of the property. The wiring is ready for a EV charging point to be installed. To the rear of the property there is an enclosed, landscaped rear garden laid with gravel areas, paved patio area and lawned garden with decorative stone flower beds. Outside power points. Gated access leading to the garage.

Garage

9'5 x 16' (2.74m'1.52m x 4.88m')



With metal up and over door to the front. Window to the side. Electricity. (please note, the Garage runs from a separate fuse board to house.) Single parking space in front of the garage.

Agents Notes

Tenure: Freehold

Services: All Mains Services Connected

Council Tax: High Peak Borough Council- Band B

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.

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.

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.

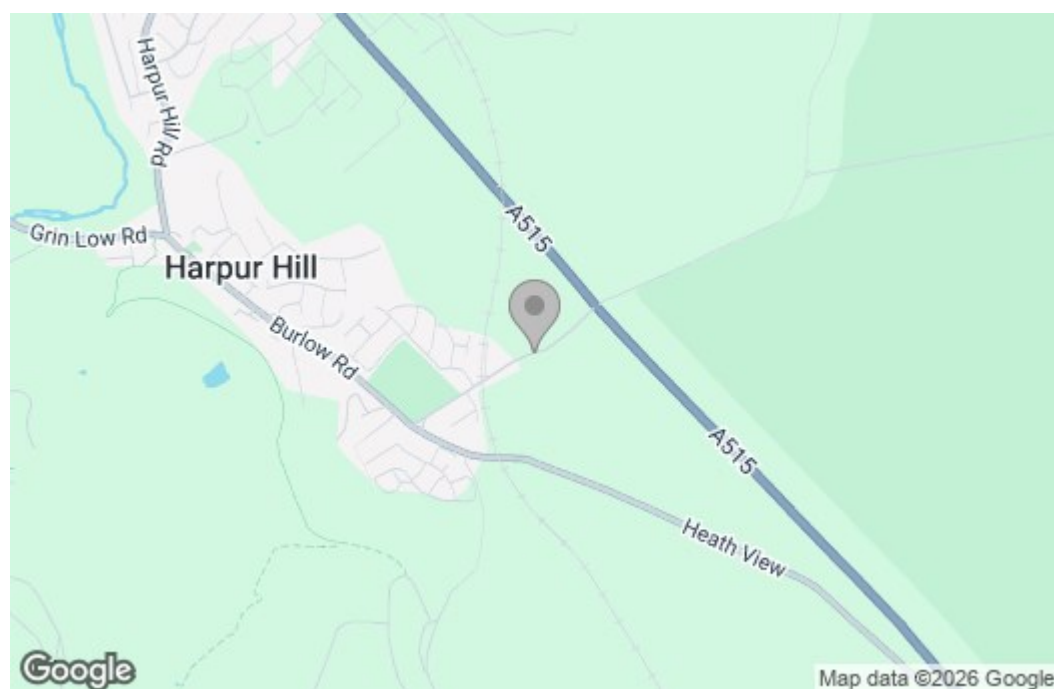
Buyer ID Checks

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.

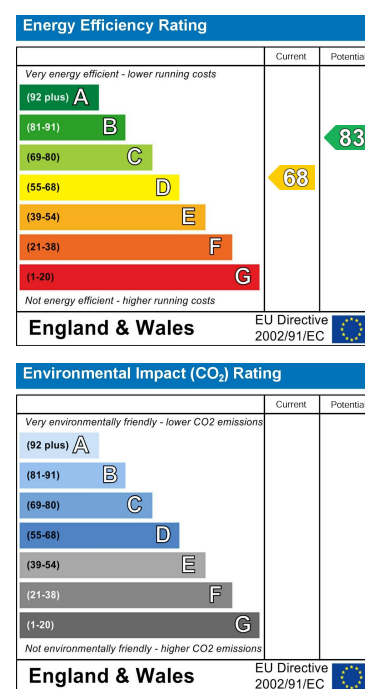
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.