Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN HIGH PEAK



34 New High Street

Buxton, SK17 7NH

£155,000

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Buxton, SK17 7NH

Tenure Freehold **Council Tax Band** B





A charming two bedroom plus loft room stone terraced property in this popular location offering well presented living accommodation. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. Yard area and storage shed to rear. Ideal first time buyer opportunity.

DIRECTIONS:

From our Buxton office bear right and right again at the roundabout onto the Spring Gardens By-pass. Proceed to the roundabout and continue straight ahead. Bear left at the following two roundabouts onto Fairfield Road and proceed up the road taking the first right hand turning onto Queens Road. Follow the road to the left and bear right onto Bench Road. Take the second right hand turning onto New High Street where number 34 can be found clearly identified by our For Sale Board.

GROUND FLOOR

Entrance porch

3'10" x 3'9" (1.17m x 1.14m)

With tiled flooring, uPVC sealed unit double glazed window and uPVC front entrance door.

Lounge

11'10" x 11'6" (3.61m x 3.51m)

With stripped wooden flooring, Victorian style radiator, recessed brick fireplace with cast iron log burning stove, wall mounted shelving, telephone point and uPVC sealed unit double glazed window to front.

Kitchen

11'9" x 11'9" (3.58m x 3.58m)

Free standing storage units with wooden working surfaces. Wooden unit incorporating a double drainer enamel sink unit with tiled splashback. Storage space below and integrated drawers. Space and plumbing for a washing machine, space for a fridge/freezer and uPVC sealed unit double glazed window and door to rear.

FIRST FLOOR

Landing

11'10" x 5'9" (3.61m x 1.75m)

With stripped wooden flooring and stairs to second floor.

Bedroom One

11'10" x 8'8" (3.61m x 2.64m)

With stripped wooden flooring, single radiator and uPVC sealed unit double glazed window to front.

Bedroom Two

9'1" x 6'1" (2.77m x 1.85m)

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

Bathroom

9'1" x 5'4" (2.77m x 1.63m)

Fitted with a panelled bath, pedestal washbasin and low-level w.c. Tiled flooring, single radiator, storage cupboard, half tiled walls and frosted uPVC sealed unit double glazed window.

Loft Room
23'9" x 10'5" (7.24m x 3.18m)
With stripped wooden flooring, double radiator, exposed brick wall and two Velux sealed unit double glazed window.

OUTSIDE
To the rear of the property there is an enclosed concreted yard area with a stone storage shed with tiled roof and wood panel fencing.









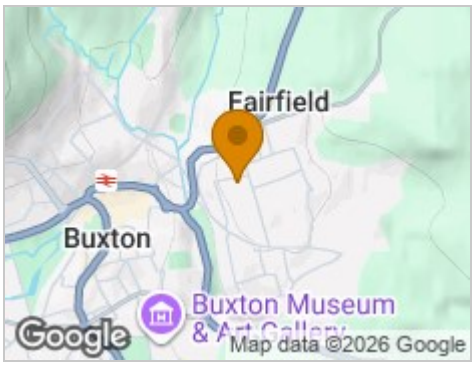
Road Map



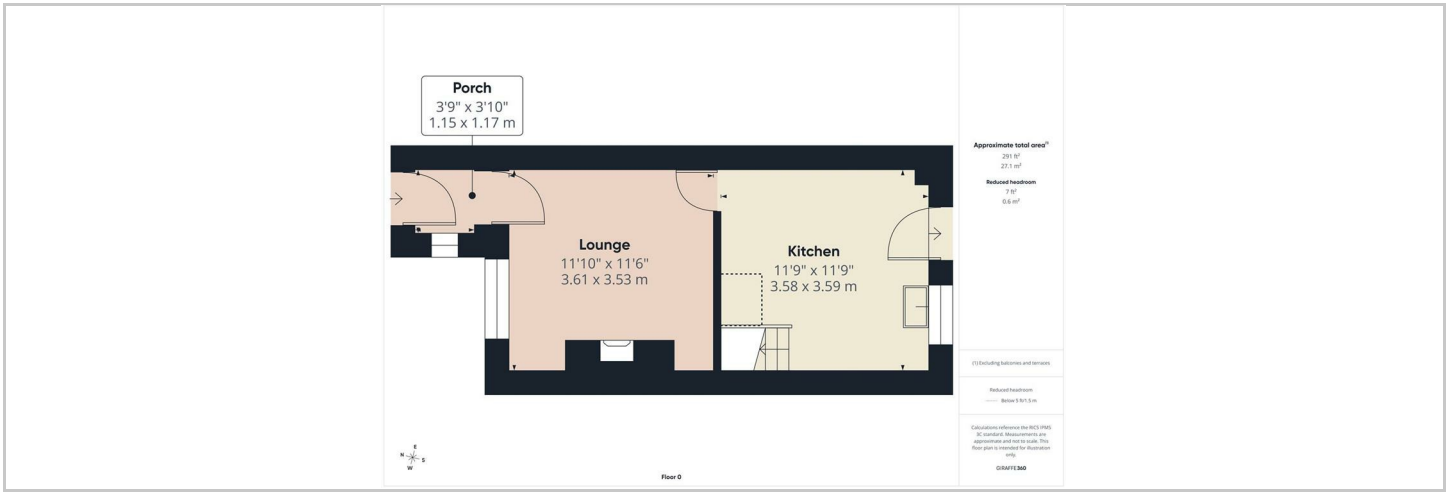
Hybrid Map

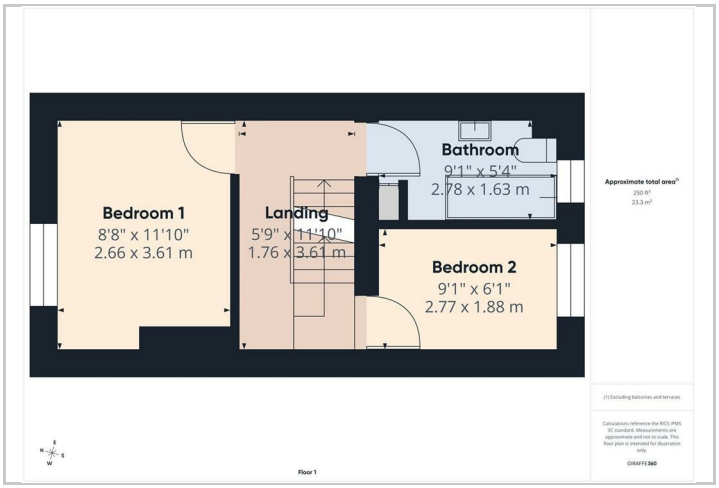


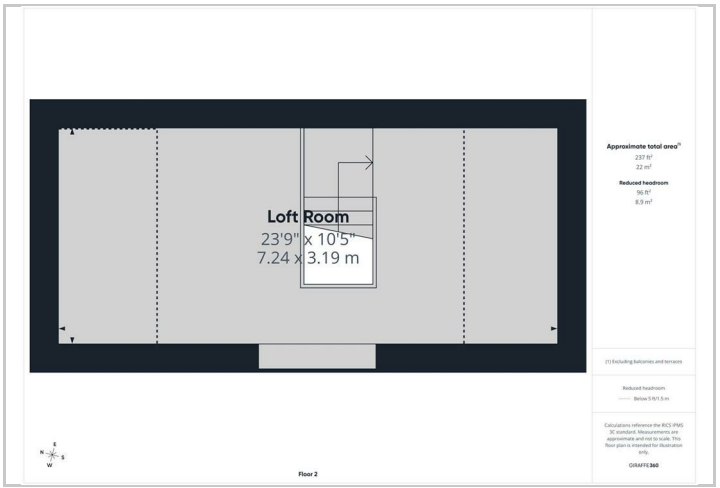
Terrain Map



Floor Plans



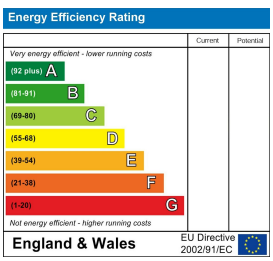




Viewing

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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