DENISE WHITE™
BESPOKE ESTATE AGENT

61 Cornwall Avenue, Buxton, SK17 7LU

Offers in the region of £179,950

"Your first home is more than bricks and mortar- its where memories begin."

A deceptively spacious three bedroomed mid terrace property located in a popular residential area. With spacious lounge and kitchen diner to the ground floor and three good sized bedrooms with WC and shower room to the first floor. Perfect for first time buyers and investors.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

This light and spacious mid-terrace home is situated in a popular residential area of Buxton and offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, families, or investors.

The ground floor comprises an entrance porch, hallway, lounge, and dining kitchen. To the first floor are three well-sized bedrooms, shower room, and a separate WC.
Externally, the property benefits from gardens to both the front and rear, together with a garage and off-road parking accessed from the rear.

While the property would benefit from some cosmetic updating, it has been lovingly maintained throughout and has been occupied by the same owners since it was built in 1957. Offered for sale with no onward chain, this is a fantastic opportunity to acquire a well-loved home with excellent potential in a sought-after location.

Location

Fairfield is a popular residential area to the east of Buxton, offering convenient access to the town centre, local amenities and the surrounding Peak District countryside. The area provides a mix of traditional and modern properties, with local shops, schools and community facilities nearby.

Buxton offers a wide range of amenities, including independent shops, cafés, restaurants, leisure facilities and excellent transport links, including rail services towards Manchester. The A6 and A515 provide easy road connections to surrounding towns and villages.

Entrance Porch

Wooden front entrance door. Wooden windows to front and side aspect. Tiled flooring. Obscure glazed wooden door leading into: –

Entrance Hallway

Carpet flooring. Central heating radiator. Stairs leading to first floor. Understairs storage cupboard. Ceiling light. Doors leading to:-

Lounge

12'5" x 12'9" (3.8 x 3.9)

Carpet flooring. Radiator. Gas fire. uPVC window to front aspect. Ceiling light point.

Kitchen Diner

18'8" x 9'10" (5.7 x 3.0)

Fitted with wall and base units with drawers and worksurface over incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer. Space for cooker. Extractor hood over. uPVC window to rear. uPVC rear door and window leading to the rear garden. Lino flooring. Radiator. Two Ceiling lights.

First Floor Landing

Carpet flooring. Airing cupboard housing Ideal gas Combi boiler. Loft access. Doors leading to: –

WC

Low Level WC. Laminate flooring. uPVC window to rear.

Shower Room

Fitted with a corner shower with electric shower unit over. Wash hand basin. Tiled flooring. Radiator. uPVC window to rear. Partially tiled walls.

Bedroom One

13'9" x 9'6" (4.2 x 2.9)

Carpet flooring. Radiator. Two uPVC windows to rear.

Bedroom Two

10'2" x 11'1" (3.1 x 3.4)

Carpet flooring. Fitted wardrobes with sliding doors. Radiator. uPVC window to front.

Bedroom Three

8'2" x 7'10" (2.5 x 2.4)

Carpet flooring. Radiator. uPVC window to front aspect.

Outside

To the front of the property is a garden laid with gravel and flower beds with an array of mature shrubs, plants and flowers. Pathway leading to the front door. Gated access leading to the rear of the property. To the rear of the property is a flagged garden with seating area, greenhouse, garage and parking.

Brick Built Store

7'10" x 6'6" (2.4 x 2.0)

Power and lighting.

Garage

9'10" x 21'11" (3.0 x 6.7)

Power and lighting. Wooden door side aspect. Double opening doors to rear.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: High Peak Band B
The CGI images are Computer Generated Images Demonstrating What The Property Could Look Like

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 is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an

important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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.

You Will Need A Solicitor!
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

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

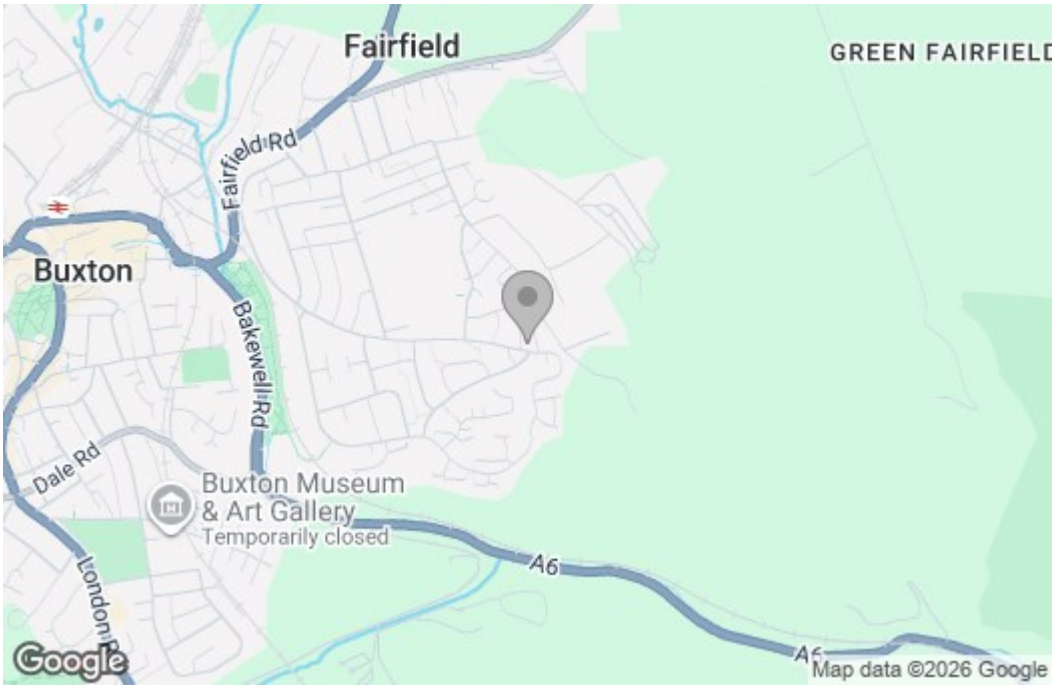
Approx Gross Internal Area
82 sq m / 887 sq ft

First Floor
Approx 42 sq m / 452 sq ft

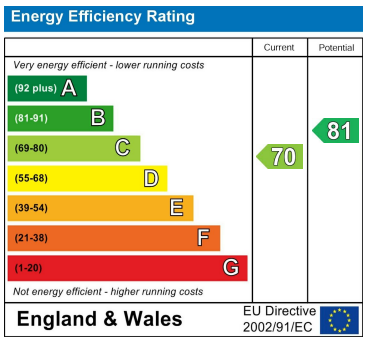
Ground Floor
Approx 40 sq m / 435 sq ft

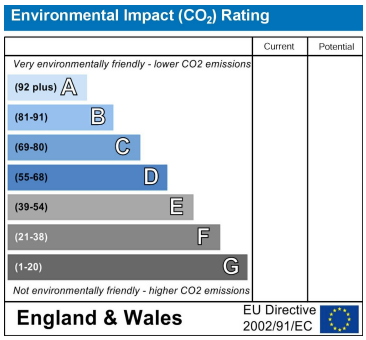
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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