DENISE WHITE™

BESPOKE ESTATE AGENT









29 Haddon Road, Buxton, SK17 7PP

Offers in the region of £275,000

PHONE LINES OPEN 9AM–9PM, MONDAY TO SATURDAY - SUNDAYS 10AM–2PM

"A house is built with hands; a home is built with heart."

This well-proportioned three-bedroom detached home offers generous accommodation arranged over two floors, together with an established garden, off-road parking and a detached garage.

Conveniently positioned close to the town centre and a wide range of local amenities, the property offers the perfect combination of spacious living and everyday convenience.

Properties of this type, with such generous outdoor space, parking and a garage so close to the town centre, rarely come to the market, making this a particularly exciting opportunity.

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

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Denise White Estate Agents Comments

This well-proportioned three-bedroom home offers spacious and well-maintained accommodation arranged over two floors. The ground floor comprises a fitted kitchen, downstairs WC, dining room opening into the lounge and entrance hallway. To the first floor are three bedrooms and a family bathroom.

The property benefits from gas central heating and UPVC double glazing throughout and has been carefully maintained by the current owners.

Outside, a private driveway provides off-road parking, leading to a detached garage, while to the rear is a pleasant lawned garden offering a good degree of privacy.

Conveniently positioned close to the town centre and a range of local amenities, this is a lovely opportunity to acquire a well-maintained home in a highly convenient location.

Location - Buxton



Fairfield is a popular and well-established residential area of Buxton, offering the perfect balance of everyday convenience and easy access to the surrounding Peak District countryside. With local shops, schools and community facilities close by, it is an appealing setting for families, first-time buyers and anyone wishing to enjoy life in this much-loved spa town.

Buxton itself is one of the jewels of the Peak District, renowned for its beautiful architecture, the Pavilion Gardens, Buxton Opera House and its lively selection of independent shops, cafés, bars and restaurants. Spectacular countryside, scenic walks and outdoor adventures are all within easy reach, while excellent road and rail connections make travelling towards Manchester and the surrounding towns straightforward.

It is a location where town life and countryside living come together beautifully, making it easy to understand why Buxton remains such a desirable place to call home.

Why We Love This Home !

We love this home because it offers something that is increasingly hard to find, a spacious family home with a good-sized garden, garage and parking, all within such easy reach of the town centre. The current owners have clearly cared for the property, and it has been well maintained throughout their ownership. With excellent space both inside and out and very little to do before moving in, we feel this is a home that really deserves to be viewed.

Entrance Hallway



Laminate flooring. uPVC front entrance door with stained glass feature. Radiator. Picture rail. Ceiling light. Stairs off leading to first floor. Under stairs storage cupboard.

Kitchen

14'1 x 7'6 (4.29m x 2.29m)



Fitted with a matching range of wall and base units with drawers and granite worksurface over incorporating one and a half bowl sink with mixer tap over. Eyelevel electric oven and grill. Four ring gas hob with extractor hood over. Tiled splashback. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted 'Worcester' Combi boiler. Karndean flooring. uPVC side entrance door. uPVC window to side. uPVC window to rear. Two ceiling lights. Radiator.

Downstairs W.C.



Karndean flooring. Low level WC. Vanity wash hand basin. Radiator. uPVC window to side. Ceiling light.

Dining Room

10'7 x 10'5 (3.23m x 3.18m)



Laminate flooring. Radiator. uPVC window to rear. Picture rail. Ceiling light. Open plan archway leading onto:

Lounge

11'4 x 10'7 (3.45m x 3.23m)



Laminate flooring. Radiator. uPVC window to front. Gas fire wave marble surround. Picture rail. Ceiling light.

First Floor Landing

Carpet flooring. uPVC window to front. Large built-in linen cupboard with shelving. Ceiling light. Doors off leading to: –

Bedrooom One

11'6 x 10'6 (3.51m x 3.20m)



Carpet flooring. Radiator. uPVC window to front. Picture rail. Ceiling light.

Bedroom Two

10'8 x 10'8 (3.25m x 3.25m)



Laminate flooring. Radiator. Original decorative fireplace with tiled surrounded. uPVC window to rear. Picture rail. Ceiling light

Bedroom Three

11'8 x 7'1 (3.56m x 2.16m)



Laminate flooring. Radiator. uPVC window to front. Picture rail. Loft access. Ceiling light.

Bathroom

6'9 x 5'9 (2.06m x 1.75m)



Fitted with a three piece suite comprising bath with wall mounted electric shower over and shower screen, wash hand basin and low level WC. Karndean flooring and fully tiled walls. uPVC window to rear. Extractor fan. Heated towel rail. Ceiling spot lights.

Outside



To the front of the property is a block paved driveway providing off road parking with further garden to the front of the house planted with an array of shrubs, plants and bushes. Gated access to the rear of the property and garage. To the rear of the property is a great sized enclosed garden, laid mainly with lawn and patio seating area. Flower bed boarders which are well stocked and planted with mature flowers, shrubs and plants.

Detached Garage

15'5 x 8'2 (4.70m x 2.49m)



With up and over door to front and wooden side entrance door. Window to side. Lighting and power.

Agents Notes

Tenure: Freehold

Services: All mains services connected.
Council Tax: High Peak Borough Council- Band D

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.

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.

You 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.

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
96 sq m / 1036 sq ft



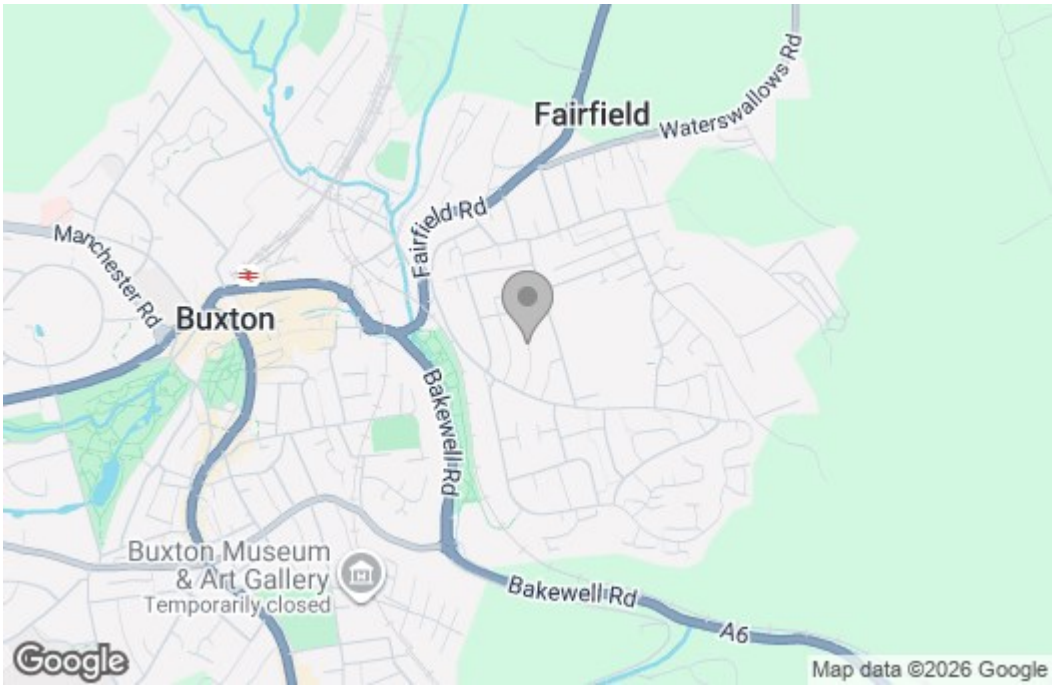
Ground Floor
Approx 42 sq m / 453 sq ft

First Floor
Approx 42 sq m / 456 sq ft

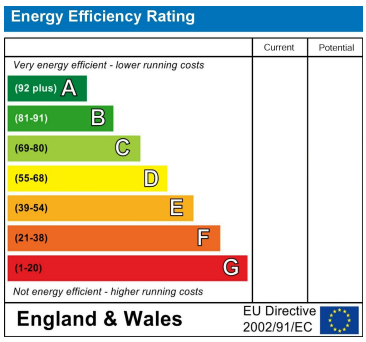
Garage
Approx 12 sq m / 127 sq ft

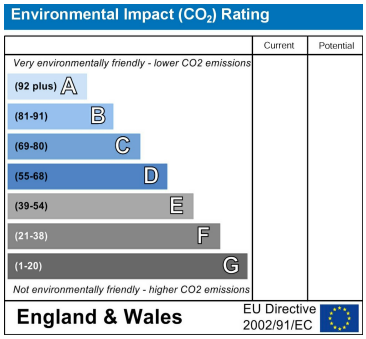
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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