



65 Windsor Road, Buxton, SK17 7NS

Offers in the region of £180,000

"Every property has potential. Every home has a story." Unknown

A deceptively spacious three bedroomed end terrace property located in a popular residential area of Buxton. With spacious living accommodation set over three floors. Entrance Porch, Hallway, Lounge, Dining Room, Kitchen and Rear Porch to ground floor, Two double bedrooms and WC to the first floor with Third bedroom and Bathroom to the second floor. Gardens to the front and rear. Perfect for first time buyers and investors.

Denise White Estate Agents Comments

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

The ground floor comprises an entrance porch, hallway, lounge, dining room, kitchen and rear porch. To the first floor are two well-sized bedrooms, and WC with third bedroom and bathroom to the second floor.

Externally, the property benefits from gardens to both the front and rear.

While the property would benefit from some cosmetic updating, this is a fantastic opportunity to acquire a well-loved home with excellent potential in a sought-after location. Offered for sale with no onward chain involved.

Entrance Porch

Front entrance door. uPVC window to rear. Tiled flooring. Inner door leading to:-

Entrance Hallway

Central heating radiator. Stairs leading to first floor. Doors leading to:

Lounge

13'7 x 12'1 (4.14m x 3.68m)



Carpet flooring. Gas fire with wooden surround.

Radiator. UPVC window to side. Double glazed timber bay window to front. Picture rail. Ceiling light.

Dining Room

11' x 10'6 (3.35m x 3.20m)



Lino flooring. Gas fire with wooden surround. Radiator. Original fitted storage cupboards. uPVC window to side. Wall mounted ideal boiler. Picture rail. Ceiling light point. Large pantry style under stairs a storage cupboard.

Kitchen

6'6 x 5'3 (1.98m x 1.60m)



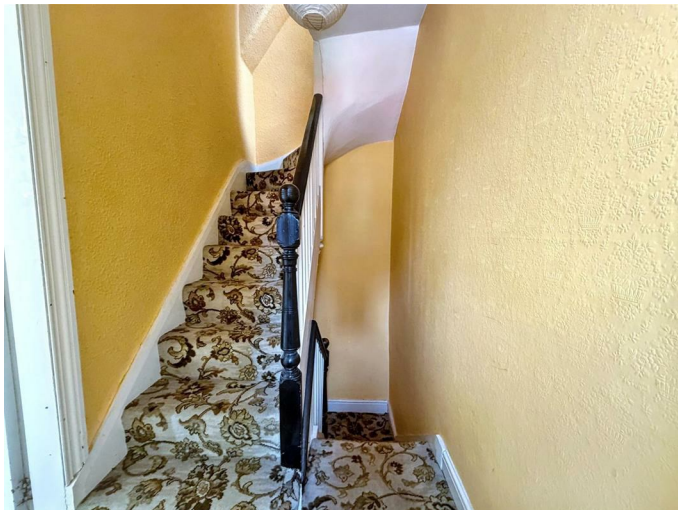
Fitted with wall and base units with worksurface over. Space for gas cooker. Stainless steel sink unit with drainer. uPVC window to rear. Ceiling light.

Rear Porch

6' x 5'9 (1.83m x 1.75m)

uPVC rear door. uPVC window to rear. Plumbing for washing machine. Workbench.

First Floor Landing



Carpet flooring. uPVC window to side. Stairs leading to second floor. Ceiling light. Doors leading to: –

Wc



Lino flooring. Half tiled walls. WC. uPVC window to side. Ceiling light.

Bedroom One

12' x 10'9 (3.66m x 3.28m)



Carpet flooring. Radiator. uPVC window to front and side. Original cast iron fireplace. Picture rail. Ceiling light.

Bedroom Two

12' x 11'1 (3.66m x 3.38m)



Carpet flooring. Radiator. Wash hand basin. uPVC window to side. Ceiling light.

Second Floor Landing

Doors off leading to:

Bedroom Three

10'11 x 10'10 (3.33m x 3.30m)



Velux style window. Ceiling light.

Bathroom

8'11 x 7'7 (2.72m x 2.31m)



Exposed wooden floorboards. Clawfoot freestanding roll top bath. Wash hand basin. Eaves storage cupboard. Ceiling light. Dimplex wall mounted heater. uPVC window to side.

Outside



To the front of the property is a small garden, laid with lawn and benefits from a mature bush creating privacy. To the rear of the property is an enclosed garden, with steps leading to the rear door. Laid mainly with lawn.

Agents Notes

Tenure: Leasehold.

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Term : 999 years from 25 March 1888

Rent : £3.4s.9d

Parties : (1) (Trustees of the Endowed School)

Services: All mains services connected

Council Tax: High Peak 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 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.

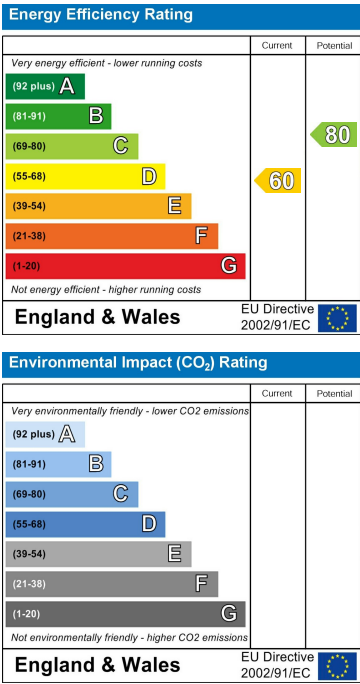
Floor Plan



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.