



Upper Underwood, 36 Manchester Road

Buxton, SK17 6SZ

Asking Price £345,000



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Tenure Leasehold Council Tax Band C



A stunning three bedroom, two reception, two bathroom duplex apartment centrally located to the town and it's many amenities and offering over 1900 square feet of accommodation. With numerous period features including ceiling cornice, picture rails, decorative plasterwork and benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout. The property benefits from a communal outside private seating area, detached garage and off road parking space. This stunning, spacious property should be viewed to be fully appreciated.

DIRECTIONS:

From our Buxton office bear right then left at the Spring Gardens roundabout. Follow the road as it bears to the right and proceed up Manchester Road, which then bears to the left. After a short while number 36 will be seen on the right hand side.

SECOND FLOOR

Conservatory

13'5" x 6'10" (4.09m x 2.08m)

With tiled flooring and uPVC sealed unit double glazing throughout.

Entrance Hallway

18'3" x 6'8" (5.56m x 2.03m)

With parquet flooring throughout, single radiator, double radiator, ceiling cornice and understairs storage cupboard. Stairs to third floor.

Kitchen

13'3" x 10'8" (4.04m x 3.25m)

Fitted with a good quality range of base and eye level units and working surfaces incorporating a Neff five ring stainless steel gas hob with extractor fan over and integrated Bosch oven. With a 1 1/2 bowl single drainer sink unit with tiled splash back, space and

plumbing for a dishwasher and space for a microwave. Breakfast bar, three quarter tiled walls and uPVC sealed unit double glazed window.

Lounge

15'10" x 15'9" (4.83m x 4.80m)

With a decorative marble fireplace surround with mantelpiece over and recessed multi-fuel stove. Ceiling cornice, TV aerial point, two double radiators, uPVC sealed unit double glazed window and uPVC sealed unit double glazed bay window.

Dining Room

15'7" x 14'1" (4.75m x 4.29m)

With a feature decorative wooden mirrored fireplace surround with mantelpiece over, marble inset and electric coal effect stove. Double radiator, ceiling cornice, decorative plaster moulding and picture rail. Two wall light points, wood effect laminate flooring and uPVC sealed unit double glazed window.

Utility Room

12'10" x 5'10" (3.91m x 1.78m)

With a range of base and some eye level units and working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit. Single radiator, space for a fridge freezer, space and plumbing for a washing machine and three quarter tiled walls. Door to back stairs.

Boiler Room

7'4" x 3'2" (2.24m x 0.97m)

With space for a tumble dryer, uPVC sealed unit double glazed window and wall mounted Alpha combination boiler.

Landing

9'1" x 2'3" (2.77m x 0.69m)

With stairs leading down to the communal flagged yard.

Bedroom One

13'6" x 12'9" (4.11m x 3.89m)

With a wood effect laminate flooring, built-in double wardrobe and chest of drawers. Two wall light points, double radiator and uPVC sealed unit double glazed window.

Bathroom

6'9" x 5'5" (2.06m x 1.65m)

Fitted with a good quality suite comprising panelled bath with shower over and shower screen, low-level w.c. and pedestal washbasin. Extractor fan, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window.

THIRD FLOOR

Half Landing

With single radiator and uPVC sealed unit double glazed window.

Landing

6'9" x 3'9" (2.06m x 1.14m)

With Velux sealed unit double glazed window and storage cupboard.

Storage Cupboard

6'10" 6'3" (2.08m 1.91m)

Bedroom Two

15'8" x 10'6" (4.78m x 3.20m)

With double radiator, uPVC sealed unit double glazed bay window and two further uPVC sealed unit double glazed windows.

Bedroom Three

21'6" x 12'5" (6.55m x 3.78m)

With a range of floor to ceiling built-in wardrobes, built-in chest of drawers, double radiator, uPVC sealed unit double glazed window to front, Velux loft window and loft access.

Shower Room

14'3" x 5'9" (4.34m x 1.75m)

Fitted with an excellent quality suite with a glazed double walk-in shower cubicle and shower, low-level w.c. and bowl wall mounted sink unit with cupboards below. Double radiator, heated towel rail, fully tiled throughout and uPVC sealed unit double glazed window.

OUTSIDE

GARAGE

18'0" x 9'11" (5.49m x 3.02m)

With parking space to front.



Road Map



Hybrid Map



Terrain Map



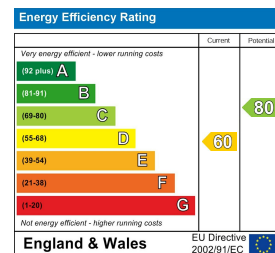
Floor Plans



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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