



23 Kings Road, Buxton, SK17 7NE

Guide price £200,000

Guide Price- £200,000 - £215,000

"Home is the nicest word there is." — Laura Ingalls Wilder

This deceptively spacious end-of-terrace property offers generous accommodation arranged over FOUR floors and has been tastefully upgraded and decorated by the current vendors.

With a great-sized rear garden, off-road parking and open fields to the rear, this property presents a fantastic opportunity for first-time buyers, investors and buyers alike.

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

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Denise White Estate Agents Comments

This deceptively spacious end-of-terrace property offers generous accommodation arranged over FOUR floors and has been tastefully upgraded and decorated by the current vendors.

The lounge benefits from a log-burning stove and leads through to the kitchen, which features a useful breakfast bar. To the first floor, there is a generous double bedroom, a single bedroom and a brand-new bathroom. Stairs then lead to a fantastic-sized loft room with dormer, currently used as a bedroom and offering useful clothes-hanging space and additional storage.

To the lower ground floor, there is a cellar providing another additional storage space.

Externally, the property benefits from a great-sized enclosed rear garden, backing onto open fields and enjoying gated access from the front. There is also off-road parking for one vehicle.

This property presents a fantastic opportunity for first-time buyers, investors and buyers alike.

Location

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 property!!

We love this beautifully presented home, which has been tastefully decorated and upgraded throughout and lovingly enjoyed as a happy family home by the current vendors.

Deceptively spacious, it offers far more accommodation than you might expect from the outside. The fantastic loft room is a particular highlight, with beautiful open views across the fields to the rear.

Lounge

14'10 x 10'9 (4.52m x 3.28m)



Upvc front entrance door. Laminate flooring. Radiator. uPVC window to front. Freestanding log burning stove. Two ceiling lights. Two wall lights.

Inner Hallway

Laminate flooring. Stairs off to first floor.

Dining Kitchen

14'6 x 11'3 (4.42m x 3.43m)



Fitted with a range of shaker style wall and base units with drawers and wood effect worksurfaces over incorporating one and a half bowl 'Frankie' stainless steel sink with mixer tap and drainer. Built into the chimney breast is the electric oven with five gas hob over with extract hood over and tiled splashback.

Space and plumbing for washing machine. Space for fridge freezer. Breakfast bar seating area. uPVC window to rear. Laminate flooring. Radiator. Ceiling spotlights. uPVC door leading to rear garden. Door off down to cellar.

Cellar

14'2 x 11'1 (4.32m x 3.38m)

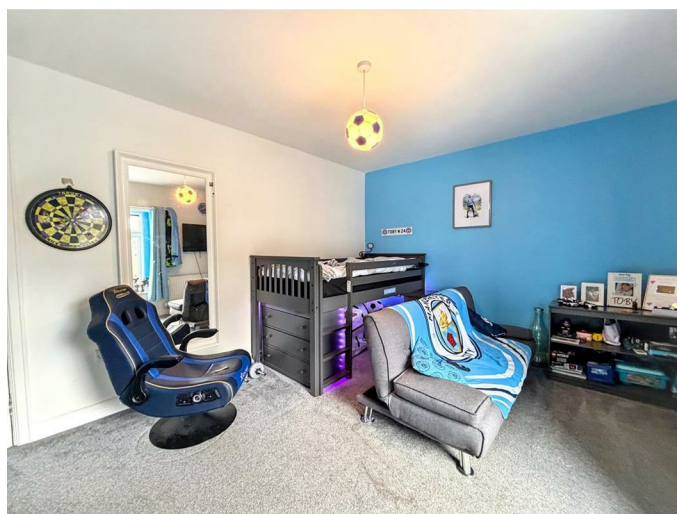
Lighting and power. Radiator. Domestic metres. Ceiling lights.

First Floor Landing

Carpet flooring. Large cupboard with shelving and housing the wall mounted 'Alpha' gas combi boiler. Ceiling light. Stairs leading to second floor. Doors off leading to:

Bedroom One

14'6 x 10'8 (4.42m x 3.25m)



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

Bedroom Two

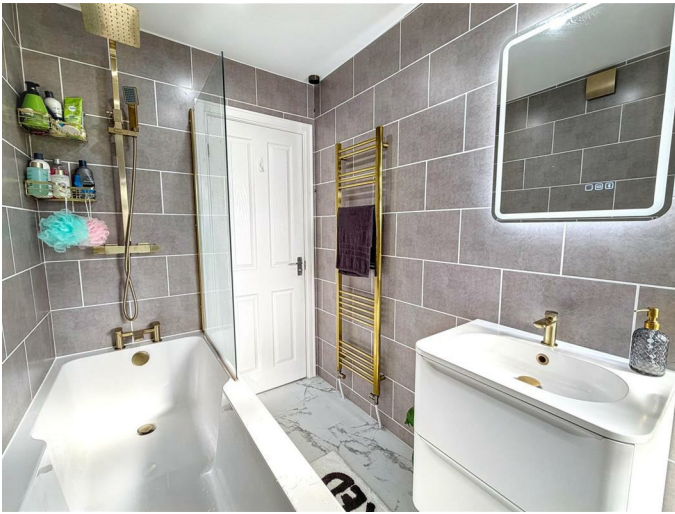
8'11 x 8'2 (2.72m x 2.49m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bathroom

7'10 x 5'3 (2.39m x 1.60m)



Fitted with a new bathroom suite comprising: panelled bath with gold fixtures including waterfall wall mounted style showerhead over and handheld shower also with glass shower screen, vanity wash hand basin with storage drawers below and low-level WC. Wall mounted mirror with anti-mist, bluetooth speaker and three light settings. Heated towel rail. Fully tiled walls. Linoleum flooring. Extractor fan. Ceiling spotlights. uPVC window to rear.

Second Floor

Carpet flooring. Ceiling light. Door leading to:-

Loft Room

21'9 x 13' (6.63m x 3.96m)



Carpet flooring. Two ceiling lights. Two uPVC

dormer windows to rear. Decorative wall panelling. Radiator. Alcove shelving.

Outside



To the rear of the property there is a flagged rear garden with gated side access from the front. A gate to the rear garden opens onto the playing fields to the rear. To the front of the property is off road parking for one vehicle.

Agents Notes

Tenure: Freehold

Services: All mains services connected.

Council Tax: High Peak Borough Council- 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 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 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.

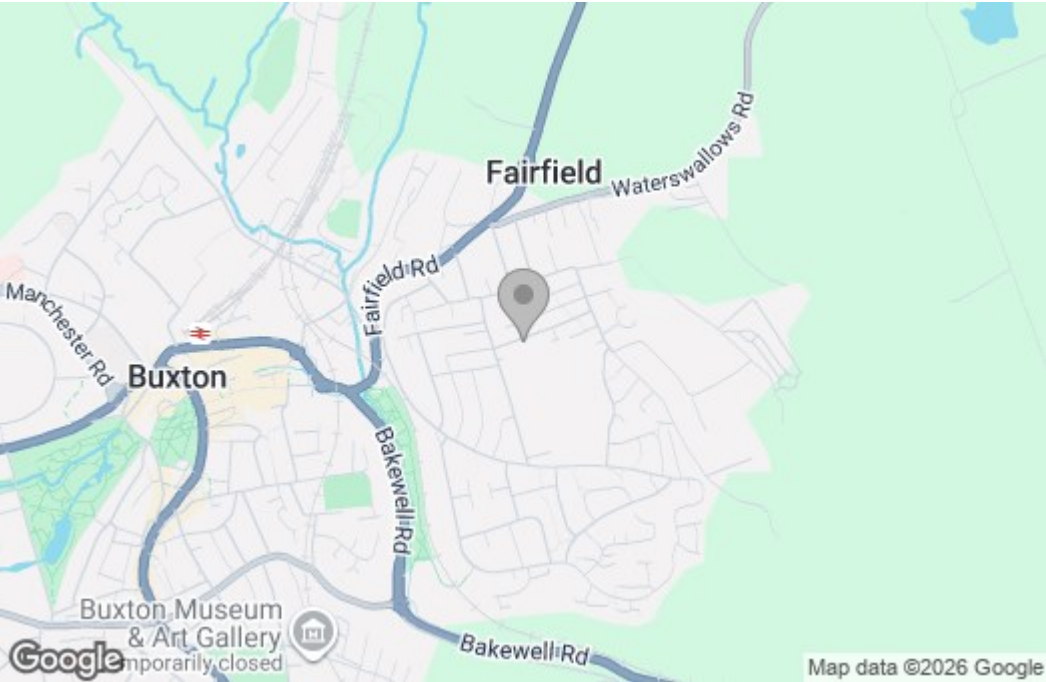
Buyer ID Checks

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

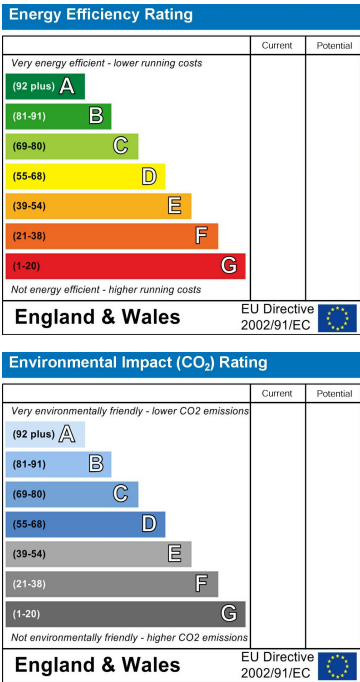
Floor Plan



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.