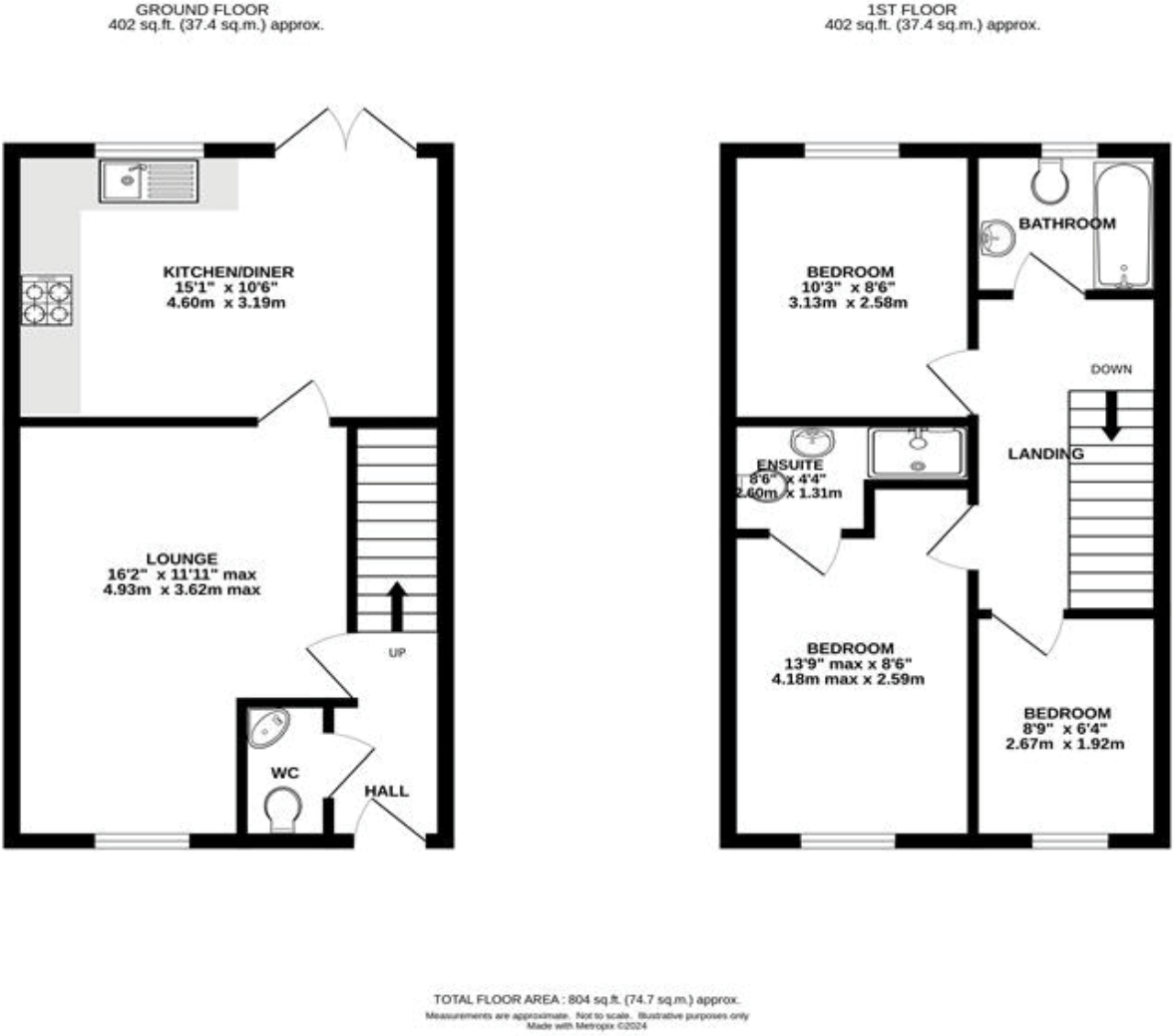


**12 MARBLE COURT**  
Buxton  
**£249,995**



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith  
27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP  
01298 813577 chapel@gascoignehalman.co.uk

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A beautifully presented three bedroom terrace home in a quiet cul de sac location with attractive landscaped garden. The property is located on a popular modern development and offers well proportioned living accommodation and modern fittings throughout including the fitted kitchen, family bathroom and ensuite shower room. There is off road parking to the front of the property and a covered decked seating area to the rear.

**GASCOIGNE HALMAN**



- Modern Mews Home
- Three Bedrooms
- Ensuite to Master Bedroom

- Cul de Sac Location
- Popular Development
- Excellent Rear Garden

£249,995

12 MARBLE COURT

Buxton



Located on the edge of the town, the property is within a short walk to the local supermarket as well as being close by to surrounding countryside. There are also convenient road links to the town centre and all the amenities it has to offer, primary and secondary schools and the Pavilion Gardens and Opera House.

In a little more detail, the accommodation on offer comprises an entrance hallway with downstairs WC and staircase leading to the first floor. The lounge has a double glazed window to the front and access through to the kitchen diner which has a range of fitted wall and base units with a sleek gloss finish and integrated appliances including fridge freezer, oven and hob with extractor

above and dishwasher. There are double glazed double doors opening on to the decked area to the rear. The first floor houses the family bathroom comprising bath with shower over and glass screen, WC and wash basin. Bedroom two looks out to the rear while bedroom three overlooks the front of the property as does bedroom one which also has an ensuite shower room including WC, wash basin and shower cubicle with glass enclosure.

Externally there is off road parking to the front on the driveway for two vehicles. The rear garden has the covered decked seating area leading on to the low maintenance garden with raised flowerbeds, barked area ideal for pot plants and small patio and timber shed to the rear.

#### LOCATION

Buxton is a spa town at the heart of the Peak District National Park in the county of Derbyshire, but excluded from its restrictions. At 300m above sea level amidst the dramatic Peak District landscape, Buxton is the highest Market Town in England and has been a popular location for centuries. The River Wye flows through the centre of Buxton, flanked by gardens and parks. Blessed with stunning scenery, magnificent architecture, a wealth of shops, thriving arts scene and its world famous Spa water, Buxton has plenty to offer. For the commuter Buxton is within easy driving distance of the cities of Manchester, Sheffield and Derby.

#### DIRECTIONS

Sk17 9GP for your Sat Nav

#### TENURE

FREEHOLD Subject to Verification by Solicitors

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

High Peak Borough Council. Council Tax Band: C

#### VIEWING

Strictly By Appointment Via the Agent

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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