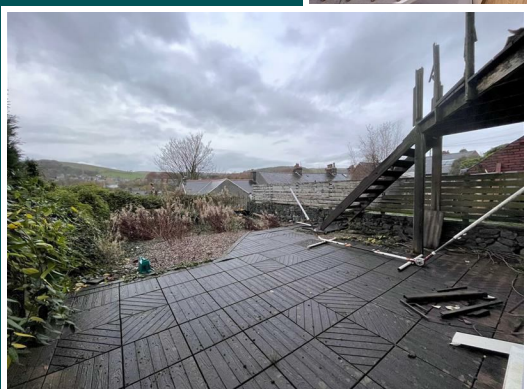
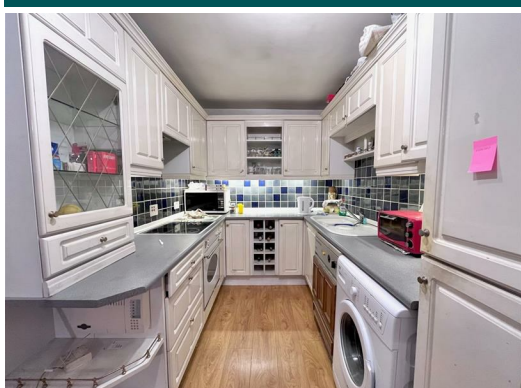
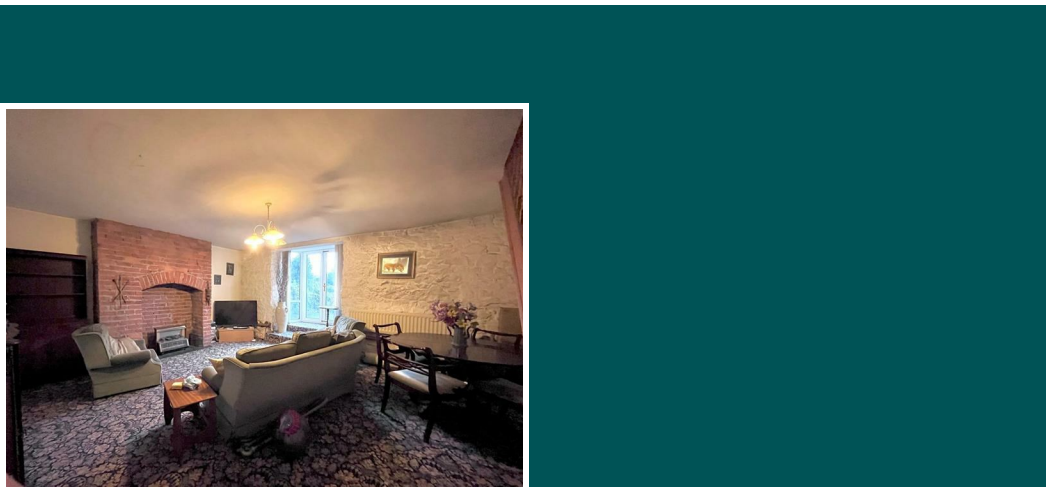


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and 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.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

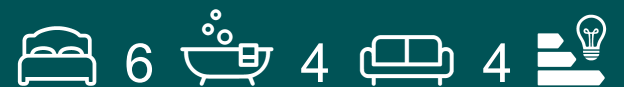


GUIDE PRICE £270,000



44 FAIRFIELD ROAD

BUXTON SK17 7DW



COUNCIL TAX BAND: A



This property is for sale by Modern Method of Auction - A spacious property is offered to the market with NO ONWARD CHAIN and is currently split into four separate flats. Comprising: Basement Flat: Set over two floors with private access from the front and rear of the property, featuring a Living Room, Kitchen, two Bedrooms, a bathroom, and a private low-maintenance garden. Ground Floor Flat 1: Entrance hall, Living Room, Kitchen, Bedroom, and Bathroom. First Floor Flat 2: Entrance hall, Living Room, Kitchen, Bedroom, and Bathroom. Second Floor Flat 3: Entrance hall, Living Room opening to the Kitchen, two bedrooms, and a shower room. Communal Areas: Communal Inner Hallway with stairs to Upper Floors.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Basement Flat

Living Room

UPVC double-glazed double doors, radiator, and stairs to the first floor on the ground floor.

Hallway

UPVC door leading to timber decking, and stairs to the living room.

Kitchen

Fitted units at base and eye level, a four-ring electric hob, integral oven, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.

Bedroom One

UPVC double-glazed bay window and a radiator.

Bedroom Two

UPVC door, built-in wardrobes, radiator, and wooden flooring.

Bathroom

Bath with a mixer tap, WC with a push flush, pedestal washbasin with mixer taps, radiator, and partially tiled walls.

Exterior

To the rear is an enclosed low maintenance garden.

Ground Floor Communal Hallway

Timber door and stairs leading to the upper floors.

Flat 1

Hallway

Intercom

Living Room

UPVC double-glazed window and an electric radiator.

Kitchen

UPVC double-glazed window, fitted units at base and eye level, space for a cooker, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.

Bedroom

UPVC double-glazed bay window and an electric radiator.

Bathroom

Bath with chrome taps, WC, pedestal wash basin with chrome taps, and partially tiled walls.

First Floor Communal Hallway

UPVC double glazed window and stairs to the Second Floor

Flat 2

Hallway

Intercom.

Living Room

UPVC double-glazed window and an electric heater.

Kitchen

UPVC double-glazed window, fitted units at base and eye levels, space for a cooker, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.

Bedroom

UPVC glazed bay window and an electric radiator.

Bathroom

Bath with chrome taps over, WC, pedestal wash basin with chrome taps over, and partially tiled walls.

Second Floor Communal Hallway

UPVC double glazed window.

Flat 3

Hallway

Intercom, built-in cupboard.

Living Room

UPVC double-glazed window, electric radiator, and open to the kitchen.

Kitchen

Fitted units at the base and eye level, space for a cooker, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.

Bedroom One

UPVC glazed window and an electric radiator.

Bedroom Two

UPVC glazed window and an electric radiator.

Shower Room

Walk-in corner shower cubicle, WC, pedestal washbasin with chrome taps over, and partially tiled walls.

Exterior

To the rear is an enclosed low maintenance garden.

Note

Please note that both flats 2 & 3 are currently tenanted. Our client is looking to sell with a sitting tenants.
Tenure: Freehold