



MISREPRESENTATION ACT 1967.

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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.

Offered to the market with NO ONWARD CHAIN, this expansive GEORGIAN TOWNHOUSE is located within a historic Grade II listed landmark in Buxton, standing alongside other architecturally significant neighbours, including Buxton Opera House and The Crescent Thermal Spa Hotel. Internally, the property boasts an entrance hallway, dining kitchen, sitting room, dining room, fitted bathroom, four double bedrooms, utility room, and WC. The property also boasts large cellars.

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PROPERTY SUMMARY

Offered to the market with NO ONWARD CHAIN, this expansive GEORGIAN TOWNHOUSE with large elegant rooms is located in the centre of Buxton, ranked in The Times Best Places to Live Guide 2024 as one of the seven top spots in the Midlands and with a rich cultural life. Part of The Square, a historic Grade II* listed landmark opposite Buxton Opera House, it abuts the architecturally significant Crescent Thermal Spa Hotel. Internally, the property boasts an entrance hallway, dining kitchen, sitting room, dining room, fitted bathroom, four double bedrooms, utility room, WC and large cellars. The property also boasts a Waitrose less than ten minutes walk away.

HALLWAY

Timber door, radiator, tiled flooring, access to the cellars, and stone stairs to the first floor.



DINING KITCHEN

13'11 x 15'6 (4.24m x 4.72m)
Timber-framed windows, fitted wall and base units, four-ring gas hob, integral oven and grill, stainless steel sink, radiator, and tiled flooring.



FIRST FLOOR LANDING

Timber-framed window, stone flooring, and stone stairs to the second floor.



SITTING ROOM

16'3 x 15'1 (4.95m x 4.60m)
Two timber-framed sash windows with bespoke shutters, feature fireplace, radiator, wooden flooring, and double doors leading to;



DINING ROOM

13'10 x 15'1 (4.22m x 4.60m)
Timber-framed sash window, feature fireplace, radiator, and wooden flooring.



UTILITY ROOM

5'11 x 3'10 (1.80m x 1.17m)
Timber-framed window, plumbing for a washing machine, and wooden flooring.

BATHROOM

9'5 x 6'6 (2.87m x 1.98m)
Timber-framed sash window, fitted bathroom suite comprising bath, pedestal washbasin, and a WC. Radiator and a built-in cupboard.



SECOND FLOOR LANDING

Timber-framed sash window, wooden flooring, and stairs to the third floor.

BEDROOM ONE

16'4 x 15'6 (4.98m x 4.72m)
Two timber-framed sash windows, faux fireplace, radiator, and wooden flooring.



BEDROOM TWO

13'10 x 14'9 (4.22m x 4.50m)
Timber-framed sash window, faux fireplace, and a radiator.



WC

Timber-framed sash window, WC, pedestal washbasin, and a radiator.



THIRD FLOOR LANDING

Loft access and wooden flooring.

BEDROOM THREE

10'4 x 17'3 (3.15m x 5.26m)
Double-glazed Velux window and an electric radiator.



BEDROOM FOUR

10'8 x 13'4 (3.25m x 4.06m)
Double-glazed Velux window, an electric radiator, and access to a further unboarded loft room.

NOTES

The property is believed to be Freehold, subject to solicitor verification.
Council Tax Band: D
EPC Rating: N/A