



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.

Located in the centre of Buxton, this FIVE/SIX BEDROOM period home offers ample living space over three floors and is offered to the market with NO ONWARD CHAIN. Featuring an entrance vestibule, hallway, a good-sized sitting room, dining room, fitted dining kitchen, and a utility room complete the ground floor. The first floor boasts three double bedrooms, the largest featuring an ensuite WC, a study/additional bedroom, and a shower room. The second floor accommodates two further double bedrooms and a bathroom. Externally, there are low-maintenance enclosed courtyards to both the front and rear.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

Located in the centre of Buxton, this FIVE/SIX BEDROOM period home offers ample living space over three floors and is offered to the market with NO ONWARD CHAIN. Featuring an entrance vestibule, hallway, a good-sized sitting room, dining room, fitted dining kitchen, and a utility room complete the ground floor. The first floor boasts three double bedrooms, the largest featuring an ensuite WC, a study/additional bedroom, and a shower room. The second floor accommodates two further double bedrooms and a bathroom. Externally, there are low-maintenance enclosed courtyards to both the front and rear.

**ENTRANCE VESTIBULE**

Timber door with stained glass panels, wooden flooring.

**ENTRANCE HALL**

Radiator, stairs to the first floor and access to the cellar.

**SITTING ROOM**

13'7 x 14'7 (4.14m x 4.45m)  
UPVC double glazed bay window, gas fire, and a radiator.



**DINING ROOM**

12'3 x 13'9 (3.73m x 4.19m)  
UPVC double glazed, feature fireplace, and a radiator.



**DINING KITCHEN**

15'10 x 10'8 (4.83m x 3.25m)  
UPVC double glazed door and window, fitted wooden wall and base units, four ring gas hob, integral oven and grill, sink and stainless steel drainer with a mixer tap over, plumbing for a dishwasher, and a radiator.



**UTILITY ROOM**

9'6 x 11'6 (2.90m x 3.51m)  
UPVC door and double glazed window, fitted wall and base units, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dryer, Alpha gas central heating boiler.

**FIRST FLOOR LANDING**

Radiator, and stairs to the second floor.

**BEDROOM ONE**

13'8 x 19'3 (4.17m x 5.87m)  
UPVC double glazed bay window and regulator window, and a radiator.



**ENSUITE WC**

3'4 x 4'1 (1.02m x 1.24m)  
WC with a push flush, washbasin with brass taps over, and a radiator.

**BEDROOM TWO**

13'10 x 12'4 (max) (4.22m x 3.76m (max))  
UPVC double glazed window, built in wardrobe, and a radiator.



**SHOWER ROOM**

6'11 x 5'5 (2.11m x 1.65m )  
UPVC double glazed window, enclosed shower cubicle with an electric shower fitment, WC, pedestal washbasin, and a radiator.



**STUDY / BEDROOM**

12'6 x 10'10 (max) (3.81m x 3.30m (max))  
UPVC double glazed window, and a radiator.



**BEDROOM THREE**

9'7 x 10'9 (2.92m x 3.28m)  
UPVC double glazed window, and a radiator.



**SECOND FLOOR LANDING**

Timber framed double glazed Velux window, built in cupboard and access to the loft space.

**BEDROOM FOUR**

17'2 x 19'4 (max) (5.23m x 5.89m (max))  
Two UPVC double glazed windows, and a radiator.



**BEDROOM FIVE**

10'6 x 12'5 (max) (3.20m x 3.78m (max))  
UPVC double glazed window and a radiator.

**BATHROOM**

5'4 x 10'5 (1.63m x 3.18m)  
UPVC double glazed window, panelled bath, WC, pedestal washbasin, and a radiator.

**CELLARS**

Consisting of two rooms (13'6 x 12'1 & 9 x 6'10) both with tiled flooring.

**EXTERIOR**

To the front of the property is a small enclosed garden. Whilst to the rear is an enclosed patio courtyard with a raised flower bed and gated access to the rear.



**NOTES**

The property is believed to be FREEHOLD, subject to solicitor verification.  
Council Tax Band: D  
EPC Rating: TBC