



MISREPRESENTATION ACT 1967.

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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.

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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