



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.

This period **THREE BEDROOM** semi-detached home is conveniently situated near the centre of Buxton and comes to the market with **NO ONWARD** chain. Internally, it features a porch, entrance hallway, spacious living room with a bay window, dining room, fitted kitchen, utility room, and ground floor WC. On the first floor, there is a landing with space for a small study area, **THREE BEDROOMS**, two of which are doubles, a shower room, and a separate WC. Externally, the property boasts well-maintained gardens to both the front and rear, along with ample off-road parking and a **DETACHED GARAGE**.

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PORCH

UPVC door and double glazed window, and tiled flooring.

ENTRANCE HALL

Timber door with windows to either side, radiator, under stairs storage cupboard, and stairs to the first floor.

LIVING ROOM

11'3 x 15'11 (3.43m x 4.85m)
UPVC double glazed bay window, and two radiators.



DINING ROOM

11'4 x 13'5 (3.45m x 4.09m)
UPVC double glazed window, gas fire, and a radiator.



KITCHEN

12'3 x 8'8 (3.73m x 2.64m)
UPVC double-glazed window, fitted wall and base units, four-ring NEFF electric hob, integral NEFF oven and grill, stainless steel sink and drainer with a mixer tap over, integral dishwasher, kickboard heater, newly installed Alpha gas central heating boiler (January 2024), and tiled flooring.



UTILITY ROOM

5'8 x 5'10 (1.73m x 1.78m)
UPVC door and double glazed window, fitted base unit with a worktop over, plumbing for a washing machine, space for a fridge freezer, and tiled flooring.

WC

UPVC double glazed window, WC, wash basin, radiator, and tiled flooring.

LANDING

UPVC double glazed window, radiator, built in cupboard, access to eaves storage space, and access to the loft space.



BEDROOM ONE

11'3 x 15'11 (3.43m x 4.85m)
UPVC double glazed window and a radiator.



BEDROOM TWO

11'5 x 13'5 (max) (3.48m x 4.09m (max))
UPVC double glazed window, two built in cupboards with sliding doors, and a radiator.



BEDROOM THREE

8'9 x 8'10 (2.67m x 2.69m)
UPVC double glazed window and a radiator.



SHOWER ROOM

6 x 6'3 (1.83m x 1.91m)
UPVC double glazed window, enclosed corner shower cubicle with an electric shower fitment, WC with a mixer tap over, and a ladder style towel heating radiator.



WC

UPVC double glazed window and an electric heater.

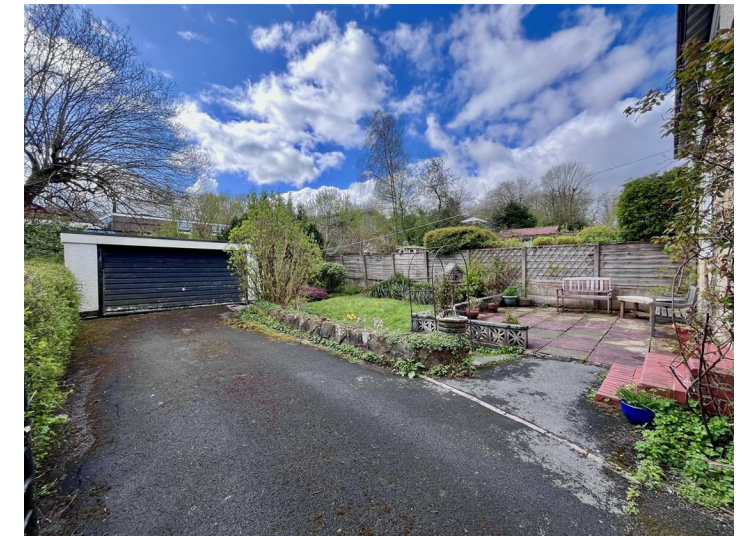
EXTERIOR

To the front elevation is a lawned garden with established and well-maintained flower beds as well as a tarmac drive leading to the rear of the property providing ample off-road parking. To the rear is an enclosed south-facing garden featuring a lawn, patio, and established flower beds as well as access to the detached garage.



GARAGE

18'3 x 16'1 (5.56m x 4.90m)
Features an up and over garage door, timber framed window, and light and power.



NOTES

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

