



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 spacious FIVE/SIX DOUBLE BEDROOM mid-terrace home. Spanning three floors, the accommodation includes an entrance vestibule, hallway, bay-fronted sitting room opening to the dining room, and a galley-style kitchen. The first floor features a spacious living room, which can serve as a main bedroom, two double bedrooms, and a large fitted bathroom. On the second floor, there are three additional double bedrooms and a fitted bathroom. The property also offers two generously sized CELLARS. Externally, there is an enclosed forecourt at the front and a low-maintenance PRIVATE YARD at the rear. Occupying a convenient central location in Buxton, close to shops, bars, restaurants, and Pavilion Gardens.



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ENTRANCE VESTIBULE

Composite door

HALLWAY

Radiator and stairs to the first floors.

SITTING ROOM

129 x 11'11 (3.89m x 3.63m )  
UPVC double glazed bay window, and a radiator.



DINING ROOM

13'10 x 11'11 (max) (4.22m x 3.63m (max))  
UPVC double glazed double doors, cast iron fireplace, built in cupboards, radiator and wooden flooring.



KITCHEN

20'5 x 5'8 (6.22m x 1.73m )  
UPVC door and two double glazed windows, fitted base and wall units, space for a range style oven, extractor fan, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dishwasher, and access to the cellars.



FIRST FLOOR LANDING

UPVC double glazed window, radiator, cupboard housing the Baxi combi boiler, and stairs to the second floor.

LIVING ROOM / BEDROOM

12'10 x 15'6 (3.91m x 4.72m )  
Two double glazed windows, one of which is a bay, cast iron fireplace and a radiator.



BEDROOM ONE

14'9 x 10'6 (max) (4.50m x 3.20m (max))  
UPVC double glazed window, radiator and wooden flooring.



BEDROOM TWO

12'8" x 10'2" (3.86m x 3.10m)  
UPVC double glazed window, radiator and wooden flooring.

FIRST FLOOR BATHROOM

13'9 x 9'4 (4.19m x 2.84m )  
UPVC double glazed window, walk in shower cubicle with a wall mounted shower fitment, free standing roll top bath, WC, pedestal wash basin, cast iron fireplace, radiator, part tiled walls, and tiled flooring.



SECOND FLOOR LANDING

Wooden flooring and loft access.

BEDROOM FOUR

14'9 x 10'6 (max) (4.50m x 3.20m (max))  
Double glazed Velux window, radiator and wooden flooring.



BEDROOM FIVE

12'8" x 10'2" (3.86m x 3.10m)  
UPVC double glazed window, radiator and wooden flooring.



BEDROOM THREE

11'4 x 15'3 (3.45m x 4.65m)  
UPVC double glazed window, cast iron fireplace and a radiator.



SECOND FLOOR BATHROOM

13'8 x 8'4 (4.17m x 2.54m)  
UPVC double glazed window, walk in shower cubicle with a wall-mounted shower fitment, free-standing roll top bath, WC, pedestal wash basin, cast iron fireplace, ladder style radiator, part tiled walls, and tiled flooring.



CELLARS

13'3 x 15'9 & 12'7 x 15'5 (4.04m x 4.80m & 3.84m x 4.70m)  
Comprising of two rooms both with light and power

EXTERIOR

To the front is an enclosed forecourt, whilst to the rear is an enclosed low-maintenance garden.



NOTES

Tenure: Freehold (subject to solicitor verification)  
Council Tax Band: C  
EPC Rating: D