



Wright Marshall
Estate Agents

FLAT 1, 1 HOLKER ROAD, BUXTON SK17 6QN

£220,000



Occupying a central location close to Buxton town centre, this THREE BEDROOM, three storey home offers spacious accommodation featuring an entrance porch, a fitted dining kitchen, a living room with a bay window, and a hallway with built in storage. Upstairs, there are two bedrooms and a modern bathroom. The second floor offers an additional double bedroom. Outside, there's composite decking and a paved patio.

MISREPRESENTATION ACT 1967.

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Occupying a CENTRAL LOCATION close to Buxton town centre, this THREE BEDROOM, three storey home offers spacious accommodation featuring an entrance porch, a fitted dining kitchen, a living room with a bay window, and a hallway with built in storage. Upstairs, there are two bedrooms and a modern bathroom. The second floor offers an additional double bedroom. Outside, there's composite decking and a paved patio.

PORCH

7'5 x 11 (2.26m x 3.35m)
UPVC door and double glazed windows, radiator, plumbing for a washing machine, and tiled flooring.

KITCHEN

10'8 x 11'5 (3.25m x 3.48m)
Two UPVC double glazed windows, a range of fitted wall and base units, four-ring gas hob with an extractor fan over, integral oven, sink and drainer with a mixer tap over, plumbing for a dishwasher, radiator, and tiled flooring.



LIVING ROOM

16'3" x 12'10" (maximum) (4.95m x 3.91m (maximum))
UPVC double glazed bay window and two radiators.



HALLWAY

UPVC double glazed window, radiator, under stairs storage cupboard, and stairs to the first floor.

FIRST FLOOR LANDING

UPVC double glazed window, radiator, and stairs to the second floor.



BEDROOM ONE

16'3" x 12'10" (maximum) (4.95m x 3.91m (maximum))
UPVC double glazed bay window and a radiator.



BEDROOM THREE

5'5 x 10'11 (1.65m x 3.33m)
UPVC double glazed bay window and a radiator.



BATHROOM

4'11 x 10'11 (1.50m x 3.33m)
UPVC double glazed window, bath with a shower fitment over, WC with a push flush, pedestal washbasin with a mixer tap over, radiator, built in cupboard, part-paneled walls, and wood effect flooring.



SECOND FLOOR

BEDROOM TWO

12'9 x 10'6 (3.89m x 3.20m)
UPVC double glazed window, double glazed Velux window, built in cupboards, radiator, and eaves storage access.



EXTERIOR

To the rear of the property is composite decking and to the side elevation is an enclosed paved patio.



NOTES

The property is believed to be leasehold, subject to solicitor verification.
Lease Information: We are advised that the lease 999 years from December 2009
Council Tax Band: B
EPC Rating: D