



MISREPRESENTATION ACT 1967.

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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.

This THREE BEDROOM SEMI DETACHED property features a hallway leading to a contemporary fitted kitchen with integral appliances, an open-plan living and dining area with a multifuel burner and bifold doors to the rear garden, a utility room, and an integrated GARAGE. Upstairs, there are two double bedrooms, a further third bedroom, as well as a modern bathroom. Outside, you'll find a well-presented rear garden with an Indian stone patio and artificial grass, and a front DRIVEWAY with space for two cars. Located in the Spa Town of Buxton, White Knowle Road is situated just a short distance from the town centre, offering access to the Pavilion Gardens, shops, Buxton Opera House, Crescent Hotel and Spa, and excellent transport links.



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**HALLWAY**

Composite door and double glazed window, radiator, oak effect tiled flooring and stairs to the first floor.

**LIVING ROOM**

22'7 x 12'3 (6.88m x 3.73m)

UPVC double glazed window, log burner, radiator, wood effect flooring, opening to the dining room.



**DINING ROOM**

12'4 x 11'8 (3.76m x 3.56m)

UPVC double glazed windows and two velux windows, radiator, wood effect flooring and bi folding doors leading to the rear garden.



**KITCHEN**

11'1 x 8'6 (3.38m x 2.59m)

UPVC double glazed windows, fitted wall and base units with a granite worktop over, four ring gas hob, ceramic sink with a mixer tap over, integral appliance including oven, fridge, freezer and dishwasher. Vertical radiator, tiled flooring and access to the garage.



**UTILITY ROOM**

7'9 x 7'3 (2.36m x 2.21m)

UPVC double glazed window fitted base units with a wood effect worktop over, stainless steel sink and drainer, plumbing for a washing machine, Worcester Combi boiler, and tiled flooring.

**GARAGE**

17'4 x 11'10 (5.28m x 3.61m)

Open over electric garage door, light and power, double glazed bollocks window, UPVC door lead into the rear garden.

**FIRST FLOOR LANDING**

UPVC double glazed window, and loft access.

**BEDROOM ONE**

11'10 x 12'4 (3.61m x 3.76m)

UPVC door glazed window and radiator.



**BEDROOM TWO**

32'9"13'1" x 32'9"13'1" (10'4 x 10'4)

UPVC door glazed window, fitted wardrobes. and radiator.



**BEDROOM THREE**

7'1 x 8'7 (2.16m x 2.62m)

UPVC door glazed window and radiator.



**BATHROOM**

5'5 x 6'8 (1.65m x 2.03m)

UPVC double glazed window, P shaped bath with a wall mounted shower fitment over, WC with the push flush, wash basin with a mixed up over, ladder style radiator part town walls with built-in shelving and tiled flooring .



**EXTERIOR**

The front of the property features a block-paved driveway with space for three vehicles. At the rear, you'll find a private garden complete with an artificial grass lawn, two patio seating areas, established flower beds, vegetable patches, and built-in seating.



**NOTES**

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: TBC

