



Wright Marshall
Estate Agents

12 HERNSTONE LANE, PEAK FOREST, BUXTON
SK17 8EJ

£350,000

Ground Floor



First Floor



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.
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This well presented SEMI DETACHED property offers FOUR DOUBLE BEDROOMS, ample PARKING, and an integral GARAGE. The ground floor comprises an entrance porch, a good sized living room, and an open plan reception and dining area with double doors to the fitted kitchen and access to the integral garage. The first floor features a spacious landing, four generous bedrooms, a family bathroom, and a separate WC. Externally, the property boasts a tarmac driveway, an outbuilding providing useful storage space, and a well maintained front garden.

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PORCH

uPVC door, double glazed windows, and tiled flooring.

DINING ROOM

8'2 x 19'9 (2.49m x 6.02m)

uPVC double glazed windows, radiator, a built in cupboard, and stairs to the first floor



INTEGRAL GARAGE

16'10 x 9'7 (5.13m x 2.92m)

Timber double garage doors, uPVC double glazed windows, plumbing for a washing machine, combi boiler, and light and power.

FIRST FLOOR LANDING

Two uPVC double glazed windows, radiator, and loft access.



BEDROOM ONE

12'8 x 13'7 (3.86m x 4.14m)

uPVC double glazed window, fitted wardrobes, wash basin, built-in cupboard, and a radiator.



BEDROOM TWO

9'9 x 13'2 (2.97m x 4.01m)

uPVC double glazed window, fitted wardrobes, built in cupboard, and a radiator.



BEDROOM THREE

10'2 x 10 (max) (3.10m x 3.05m (max))

uPVC double glazed window, wash basin, built in cupboard, and a radiator.



BEDROOM FOUR

9'3 x 9'11 (2.82m x 3.02m)

uPVC double glazed window, fitted wardrobes, and a radiator.



BATHROOM

6'1 x 9'11 (1.85m x 3.02m)

uPVC double glazed window, bath with a wall mounted shower fixture, WC, pedestal wash basin, built in cupboard, radiator, and part tiled walls.



EXTERIOR

To the front of the property is a tarmac driveway providing ample off-road parking and access to the garage, as well as a well maintained lawned garden.



OUTBUILDING

8'5 x 5'2 (max) (2.57m x 1.57m (max))

Light and power.



NOTES

Tenure: Freehold
Council Tax Band: E
EPC Rating: F



LIVING ROOM

19'5 x 13'1 (5.92m x 3.99m)

Two uPVC double glazed windows, two radiators, gas fire, and an under stairs cupboard



KITCHEN

8'1 x 16'6 (2.46m x 5.03m)

uPVC double glazed windows, fitted wall and base units, 1.5 bowl sink and drainer with a mixer tap, space for a cooker, integral fridge freezer, tile-effect flooring, and access to the garage.