



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.

Boasting a convenient town centre location with OFF ROAD PARKING for two vehicles, this THREE BEDROOM semi-detached home offers accommodation over three floors. The property has been tastefully refurbished by the current owner and comprises an entrance hallway, two reception rooms, a modern fitted kitchen, THREE DOUBLE BEDROOMS, and a stunning family bathroom. Externally, there is an enclosed SOUTH FACING GARDEN. Additionally, the property is within close proximity to the Pavilion Gardens. Offered to the market with NO ONWARD CHAIN, an early viewing is recommended to fully appreciate this beautifully presented property.

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Boasting a convenient town centre location with OFF ROAD PARKING for two vehicles, this three-bedroom semi-detached home offers accommodation over three floors. The property has been tastefully refurbished by the current owner and comprises an entrance hallway, two reception rooms, a modern fitted kitchen, three double bedrooms, and a stunning family bathroom. Externally, there is an enclosed south-facing garden. Additionally, the property is within close proximity to the Pavilion Gardens. Offered to the market with no onward chain, an early viewing is recommended to fully appreciate this beautifully presented property.

HALLWAY

Composite door, radiator, wooden flooring, and stairs to the first floor.

LIVING ROOM

11'5 x 12'3 (3.48m x 3.73m)
uPVC double glazed bay window, log burner, radiator, and wooden flooring.



DINING ROOM

11' x 12'3 (3.35m x 3.73m)
uPVC double glazed window, radiator, log burner, built-in cupboard, oak effect flooring, and access to under-stairs storage cupboard/half cellar.



KITCHEN

7'10 x 12'9 (2.39m x 3.89m)
uPVC stable door and double glazed window, a range of fitted base and wall units with a wooden worktop over, four-ring

Hotpoint electric hob with a stainless steel extractor fan over, integral oven, stainless steel 1.5 bowl sink with a mixer tap over, plumbing for a washing machine, electric wall-mounted radiator, and tiled flooring.



FIRST FLOOR LANDING

uPVC double glazed window, and stairs to the second floor.

BEDROOM ONE

10'2 x 14'10 (3.10m x 4.52m)
uPVC double glazed windows, cast iron fireplace, built-in cupboard, radiator, and wooden flooring.



BATHROOM

8'2 x 11'7 (2.49m x 3.53m)
Two uPVC double glazed windows, free-standing roll-top bath with a mixer tap over, enclosed shower cubicle with a wall-mounted shower fitment over, WC, vanity unit/wash basin with a mixer tap over, vertical style radiator, panelled walls, and mosaic tile flooring.



SECOND FLOOR

BEDROOM TWO

10'6 x 15'2 (3.20m x 4.62m)
uPVC double glazed window, radiator, wood effect flooring, and access to eaves storage space.



BEDROOM THREE

uPVC double glazed window, radiator, wood effect flooring, and access to eaves storage space.



EXTERIOR

To the front, there is a block-paved driveway offering parking for up to two vehicles. To the side of the property, you will find an enclosed, south-facing low-maintenance garden featuring an Indian stone patio, a wood store, and outside power sockets.



NOTES

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

