

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.

Located in a quiet cul-de-sac on the edge of Buxton, this THREE BEDROOM semi-detached home has been tastefully refurbished by the current owners and offers spacious accommodation over three floors. It features a living room, a fitted kitchen opening into a dining room, a conservatory, and a ground-floor bathroom. The first floor includes two double bedrooms, with a modern en suite off the main bedroom. The second floor boasts the third bedroom. Externally, there is OFF ROAD PARKING for two vehicles and an enclosed rear garden. Additionally, the property has an integral GARAGE with loft space, which offers potential for conversion (subject to planning permission).

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LIVING ROOM

16'7 x 15'5 (5.05m x 4.70m)
Composite door and uPVC double glazed window, radiator, log burner, and oak flooring.



HALLWAY,
Radiator, oak flooring, access to the garage, stairs to the first floor.

KITCHEN

11'4 x 8'8 (3.45m x 2.64m)
Fitted base and wall units, range cooker with an extractor fan over, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, wood effect flooring, and open to the dining room.



DINING ROOM

8'4 x 9'11 (2.54m x 3.02m)
uPVC double glazed window, radiator, and wood effect flooring.



CONSERVATORY

9'6 x 11'7 (max) (2.90m x 3.53m (max))
uPVC double glazed double doors, radiator, and wood effect flooring.



BATHROOM

5'11 x 9'6 (1.80m x 2.90m)
uPVC double glazed window, bath with a wall mounted shower fitment over, WC with a push flush, pedestal wash basin with a mixer tap over, ladder style radiator, tiled walls and flooring.



INTEGRAL GARAGE

21'8 x 8'1 (6.60m x 2.46m)
Up and over garage door, light and power, and stairs to the first floor loft access.

FIRST FLOOR LANDING

Stairs to the second floor.

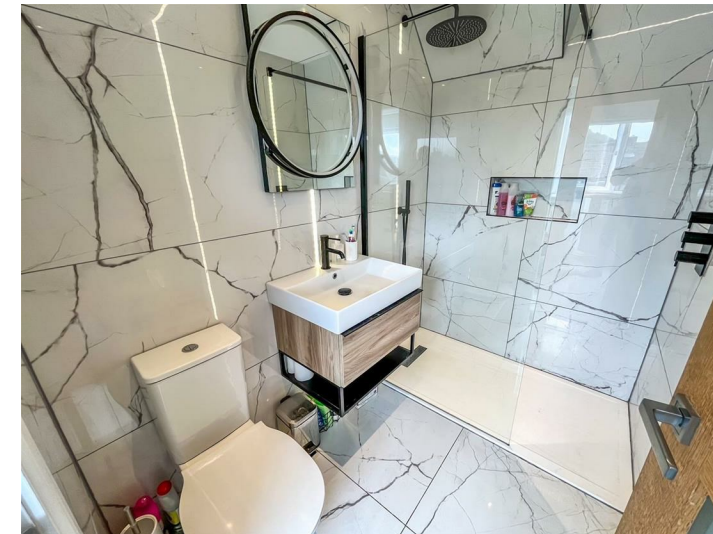
BEDROOM ONE

8'1 x 15'6 (max) (2.46m x 4.72m (max))
uPVC double glazed windows, built-in wardrobe, built-in cupboard housing the combi boiler, and a radiator.



EN-SUITE

6'11 x 4'10 (2.11m x 1.47m)
Walk-in shower cubicle, wash basin with a mixer tap over, WC with a push flush, ladder style radiator, and tiled walls and flooring.



BEDROOM TWO

7'6 x 15'6 (max) (2.29m x 4.72m (max))
uPVC double glazed windows, built-in cupboard housing, and a radiator.



SECOND FLOOR

BEDROOM THREE

9'5 x 15'6 (max) (2.87m x 4.72m (max))
Double glazed Velux window and a radiator.



EXTERIOR

To the front of the property is a driveway with parking for two vehicles and driving access to the garage. To the rear is an enclosed low maintenance garden featuring an artificial grass lawn and decking with built-in seating.



NOTES

Tenure: Leasehold
Lease Length: 999 years from 1970
Council Tax Band: B
EPC Rating: TBC