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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.

PRICED FOR A QUICK SALE! This delightful **FOUR BEDROOM** detached home, set over three floors, is located on the edge of Buxton. The property features an entrance hall, a spacious living room with a cozy **LOG BURNER**, and a well-equipped kitchen with a stable door leading to the rear. On the first floor, you'll find a generous main bedroom with fitted wardrobes, a stylish bathroom with a roll-top bath and walk-in shower, and a second-floor landing leading to three additional bedrooms. The exterior offers low-maintenance **ENCLOSED YARDS** at both the front and rear, with gated access.

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ENTRANCE HALL

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

LIVING ROOM

16'4 x 15'5 (4.98m x 4.70m)

Two uPVC double glazed windows, log burner, two radiators, and access to the cellar.



KITCHEN

10'7 x 11'7 (3.23m x 3.53m)

Composite stable door, two uPVC double glazed windows, a range of fitted base and wall units, five-ring gas hob, integral oven, grill and microwave, 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, plumbing for a washing machine and dryer.



UTILITY ROOM

4'7" x 12'1" (1.4 x 3.70)

Timber stable door, timber-framed window, radiator, combi boiler.

FIRST FLOOR LANDING

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



BEDROOM ONE

13'2 x 17'10 (max) (4.01m x 5.44m (max))

Two uPVC double glazed windows, fitted wardrobes, and a radiator.



BATHROOM

10'11 x 12'7 (3.33m x 3.84m)

Two uPVC double glazed windows, freestanding roll-top bath with mixer tap, walk-in shower cubicle with wall-mounted shower fixture, pedestal wash basin, WC, radiator, built-in cupboard, part tiled walls, and wood-effect flooring.



SECOND FLOOR LANDING

BEDROOM TWO

10'11 x 12'8 (3.33m x 3.86m)

Double-glazed Velux window, radiator, and access to eaves storage space.



BEDROOM THREE

13'5 x 10 (4.09m x 3.05m)

Double-glazed Velux window, and a radiator.



BEDROOM FOUR

14'4 x 8'4 (4.37m x 2.54m)

uPVC double glazed window and a radiator.



EXTERIOR

The property has low-maintenance, enclosed yards at the front and rear, both with gated access.



NOTES

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