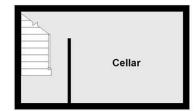
#### **Basement**



#### **Ground Floor**







#### MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

- 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.







# ALBION COTTAGE, 1 ASHWOOD ROAD, BUXTON SK17 7EL

GUIDE PRICE £210,000



This property is for sale by Modern Method of Auction - 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.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW T. 01298 23038 | | www.wrightmarshall.co.uk This property is for sale by Modern Method of Auction - 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 walkin 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.

#### **AUCTIONEER COMMENTS**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

#### **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  $\frac{1}{2}$ 



#### **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