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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.

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**

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### 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 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