



Wright Marshall  
Estate Agents

1 PALACE ROAD, BUXTON SK17 6AF

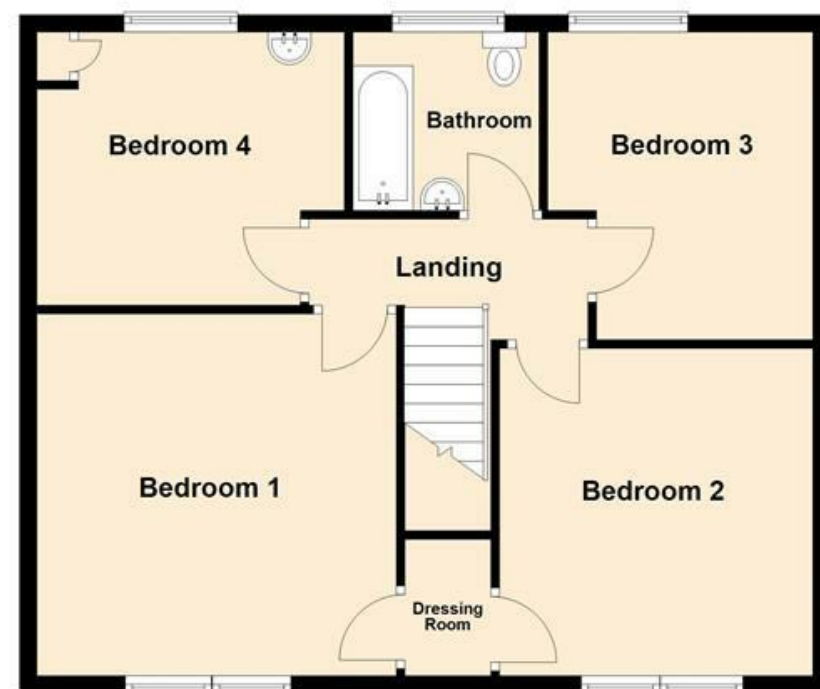
£440,000



Ground Floor



First Floor



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.
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rightmove

A characterful FOUR BEDROOM semi detached property located in the centre of Buxton. Accommodation comprises: entrance hallway, living room, kitchen, dining room, downstairs bathroom, four bedrooms and bathroom. The property benefits from a DETACHED GARAGE, driveway parking and gardens to three sides. The property offers excellent access to local shops, bars and restaurants and perfectly located for the train station. VIEWING IS A MUST!

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**ENTRANCE HALLWAY**

Entrance door, sash window, tiled flooring and stairs to first floor.

**LIVING ROOM**

15'10" x 13'8" (4.83m x 4.17m)  
Sash bay window, fireplace with ornate surround, cast iron back and living flame gas fire with marble effect hearth. Ceiling coving, two radiators and two wall light points



**KITCHEN**

12'5" x 9'11" (3.78m x 3.02m)  
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, singe drainer sink unit with mixer taps, space for gas cooker and space for fridge freezer, radiator, space for washing machine, pantry and sash window.



**DINING ROOM**

16'9" x 11'11" (5.11m x 3.63m)  
Two sash windows, cast iron gas Stove, two radiators, ceiling coving, ceiling rose, built-in shelving unit with cupboards beneath.



**REAR PORCH**

Radiator, dado rail, tiled flooring, door to garden and understairs storage cupboard.

**DOWNSTAIRS BATHROOM**

11'11" x 8'11" (3.63m x 2.72m)  
Large walk-in double shower cubicle with shower fittings over, vanity wash hand basin, low level WC, bidet, sash window, tiled walls, heated towel rail and tiled flooring.



**FIRST FLOOR**

**LANDING**

Access to roof void, radiator and dado rail.



**BEDROOM ONE**

13'8" x 13'2" (4.17m x 4.01m)  
Double glazed sash window, radiator and door to Jack & Jill style dressing room.



**BEDROOM TWO**

11'11" x 10'4" (3.63m x 3.15m)  
Sash window, radiator, ceiling coving and door to Jack and Jill style dressing room.



**BEDROOM THREE**

12'6" x 9'3" (3.81m x 2.82m)  
Sash window, radiator, dado rail and ceiling coving.



**BEDROOM FOUR**

10'3" x 9'9" maximum (3.12m x 2.97m maximum)  
Sash window, pedestal wash hand basin, airing cupboard with wall mounted central heating boiler and radiator.



**BATHROOM**

8,1" x 6'5" (2.44m,0.30m x 1.96m )  
Panelled bath with shower fittings over, pedestal wash hand basin, low level, WC, tiled floor, radiator and sash window.



**EXTERNALLY**

There is driveway parking to the front and side of the property leading to a detached garage with double opening doors, there is also a walled garden frontage together with a paved rear garden with open aspect and large side garden with raised borders, gravelled pathways and mature plantings.

