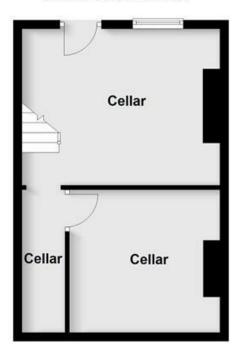
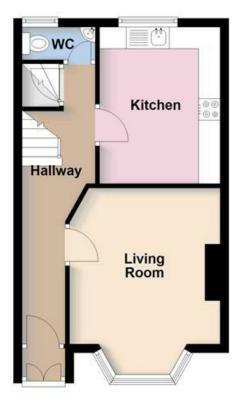
Lower Ground Floor



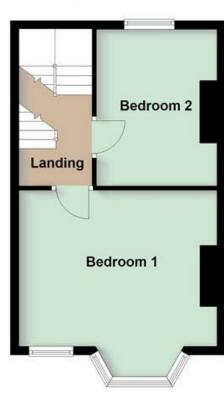
Second Floor



Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.

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.







4 QUEENS ROAD, BUXTON SK17 7EX £185,000



NO VENDOR CHAIN - Located just a short distance from the center of Buxton, this spacious THREE / FOUR BEDROOM mid-terraced traditional stone property comprises an entrance porch, hallway, and a bay-fronted living room, along with a dining kitchen and a ground floor WC. The first floor accommodates two double bedrooms, while the second floor houses a third double bedroom, a study, and a family bathroom. Additionally, the property benefits from extensive CELLAR space, perfect for storage or conversion.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW T. 01298 23038 | | www.wrightmarshall.co.uk NO VENDOR CHAIN - Located just a short distance from the FIRST FLOOR LANDING center of Buxton, this spacious THREE / FOUR BEDROOM Timber-framed window and stairs to the second floor. mid-terraced traditional stone property comprises an entrance porch, hallway, and a bay-fronted living room, along with a **BEDROOM ONE** dining kitchen and a ground floor WC. The first floor 11'11 x 15 (3.63m x 4.57m) accommodates two double bedrooms, while the second floor uPVC double-glazed bay window and standard window, houses a third double bedroom, a study, and a family radiator, and wood-effect flooring. bathroom. Additionally, the property benefits from extensive CELLAR space, perfect for storage or conversion.

PORCH

Double doors and timber-framed windows.

HALLWAY

Radiator and stairs leading to both the first floor and lower ground floor.

LIVING ROOM

11'10 x 11'5 (max) (3.61m x 3.48m (max)) uPVC double-glazed bay window and radiator.



KITCHEN

11'11 x 8'8 (3.63m x 2.64m)

Timber-framed window, a range of fitted base and wall units, space for a cooker, stainless steel 1.5-bowl sink with mixer tap, plumbing for a washing machine, and wooden flooring.



Timber-framed window, WC with push flush, wash basin, parttiled walls, and tiled flooring.



BEDROOM TWO

12 x 9'2 (3.66m x 2.79m) uPVC double-glazed window and radiator.



SECOND FLOOR LANDING

Timber-framed Velux window.

BEDROOM THREE

12'1 x 15 (3.68m x 4.57m)

uPVC double-glazed window, radiator, and wooden flooring.



STUDY

6'6 x 9'2 (max) (1.98m x 2.79m (max)) Timber-framed interior window and radiator.

BATHROOM

5'3 x 8'11 (1.60m x 2.72m)

Timber-framed Velux window, bath with electric shower fitment, pedestal wash basin, WC, ladder-style radiator, parttiled walls, and tile-effect flooring.



LOWER GROUND FLOOR

CELLAR ONE

11'6 x 15 (3.51m x 4.57m) uPVC door, window and light and power

CELLAR TWO

10'10 x 11'4 (3.30m x 3.45m) Light and power.

CELLAR THREE

NOTES

Notes - Tenure: Freehold Council Tax Band: B **EPC Rating: TBC**