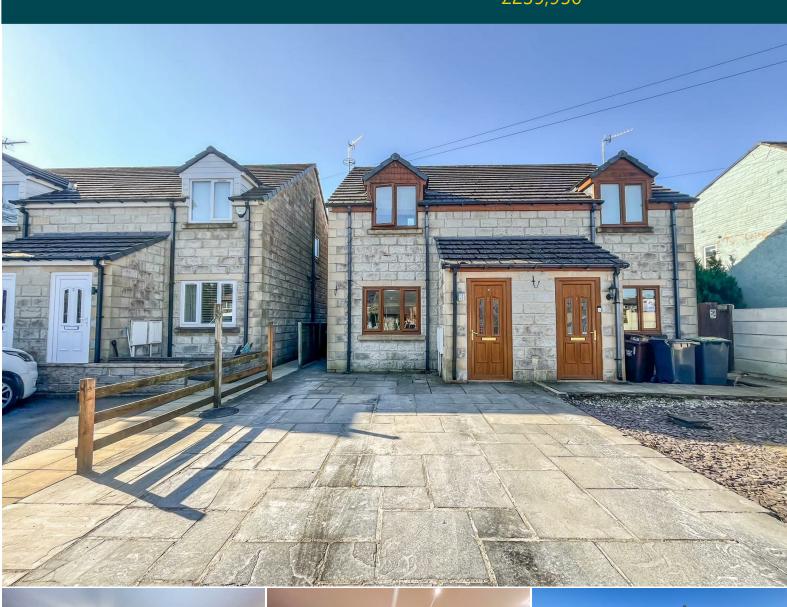
Wright Marshall — Estate Agents —

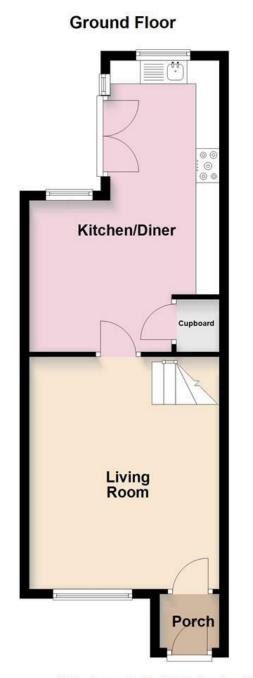
2 PARK RISE BURLOW ROAD, BUXTON SK17 9JD £239.950





8 The Quadrant, Buxton, Derbyshire, SK17 6AW T. 01298 23038 | | www.wrightmarshall.co.uk

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.

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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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This THREE-BEDROOM semi-detached home offers WELL KITCHEN PRESENTED living spaces in a popular location. The ground 16'5 x 7'8 (5.00m x 2.34m) floor features a porch, a spacious living room, and an open uPVC double glazed double doors and window, contemporary contemporary fitted units, and integrated appliances. bathroom. Outside, the property benefits from a paved driveway providing OFF ROAD PARKING for two to three flooring. vehicles, while the enclosed rear garden offers a low maintenance space with a patio, artificial lawn, and raised decking.

PORCH

uPVC door, radiator, and wooden flooring.

LIVING ROOM

16'2 x 13'4 (4.93m x 4.06m)

uPVC double glazed window, wooden flooring, radiator, and stairs to the first floor.



DINING AREA

10'8 x 9'10 (3.25m x 3.00m)

uPVC double glazed full height window, vertical radiator, wooden flooring, built in under stairs cupboard and open to the kitchen.



plan dining kitchen with double doors to the garden, fitted base and wall units with a wooden worktop over, five ring gas hob, 1.5 bowl sink and drainer with a mixer tap over, Upstairs, there are three bedrooms and a modern family integral oven, integrated wine cooler, slimline dishwasher and washing machine. Space for a fridge freezer and wooden



FIRST FLOOR LANDING

Built in cupboard, radiator and access to the boarded loft space which offers light and power.



BEDROOM ONE

10'4 x 13'7 (3.15m x 4.14m)

uPVC double glazed window and radiator.



BEDROOM TWO

13'5 x 7'8 (4.09m x 2.34m) uPVC double glazed window and radiator.



BEDROOM THREE

10'11 x 7'1 (3.33m x 2.16m) uPVC double glazed window and radiator.



BATHROOM

7'1 x 7 (2.16m x 2.13m)

uPVC double glazed window, P shaped bath with a wall mounted shower fitment, washbasin with a mixer tap over, ladder style radiator, tiled walls and tile effect flooring.



EXTERIOR

To the front of the property is a paved driveway with parking for two to three vehicles, while to the rear is a low maintenance enclosed garden with a patio, artificial grass lawn and raised decking, along with a timber shed that offers light and power.



NOTES

Tenure: Leasehold - 999 years from 2008 Council Tax Band: B EPC Rating: C