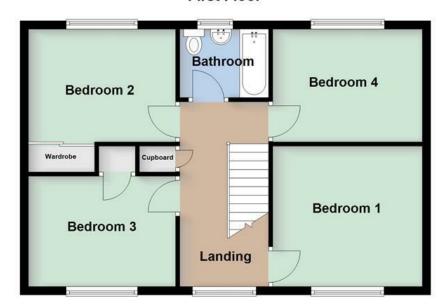
# **Ground Floor**



# 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:

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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.







NO ONWARD CHAIN. This spacious four-bedroom detached home occupies a GENEROUS CORNER PLOT on a SOUGHT-AFTER CUL-DE-SAC close to Buxton town centre. The property offers excellent potential and would benefit from modernisation throughout. Accommodation includes an entrance hallway, spacious living room, separate dining room, fitted kitchen, utility room, and ground floor WC. There are FOUR DOUBLE BEDROOMS to the first floor along with a family bathroom. Additional features include an INTEGRAL GARAGE, driveway with OFF-ROAD PARKING, and a large enclosed rear garden.

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# **HALLWAY**

uPVC door, radiator, understairs storage, and stairs to the first floor.

#### LIVING ROOM

20'4 x 11'10 (6.20m x 3.61m)

uPVC double glazed windows to the front and rear, gas fire, and two radiators.



#### **DINING ROOM**

8'11 x 10'10 (2.72m x 3.30m) uPVC double glazed window and a radiator.



#### **KITCHEN**

13'9 x 7'10 (4.19m x 2.39m)

uPVC double glazed window, fitted wall and base units, fourring gas hob and integral oven, stainless steel sink and drainer with mixer tap over, built-in cupboard, and a radiator.



# **UTILITY ROOM**

6'1 x 7'10 (1.85m x 2.39m)

uPVC double glazed window, fitted wall and base units, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine, and access to the integral garage.

uPVC double glazed window, WC, wash basin, and a

# **INTEGRAL GARAGE**

16'1 x 13'11 (4.90m x 4.24m)

Electric up-and-over door, light and power, and uPVC rear

# FIRST FLOOR LANDING

uPVC double glazed window, built-in cupboard, and loft access.

# **BEDROOM ONE**

11'9 x 12 (3.58m x 3.66m)

uPVC double glazed window and a radiator.



# **BEDROOM TWO**

8'11 x 11'10 (2.72m x 3.61m)

uPVC double glazed window, built-in wardrobe, and a radiator.



#### **BEDROOM THREE**

8'11 x 11'9 (2.72m x 3.58m)

uPVC double glazed window, built-in wardrobe, and a radiator.



# **BEDROOM FOUR**

8'4 x 12 (2.54m x 3.66m)

uPVC double glazed window and a radiator.



#### **BATHROOM**

5'5 x 7'1 (1.65m x 2.16m)

uPVC double glazed window, bath with wall-mounted shower fitment over, WC, pedestal wash basin, radiator, and tiled



#### **EXTERIOR**

To the front is a tarmac driveway providing ample off-road parking and access to the garage. To the rear is a large private enclosed garden featuring a patio, established flower beds, pond, and walkways.



# **NOTES**

Tenure: Freehold Council Tax Band: F **EPC Rating: TBC**