

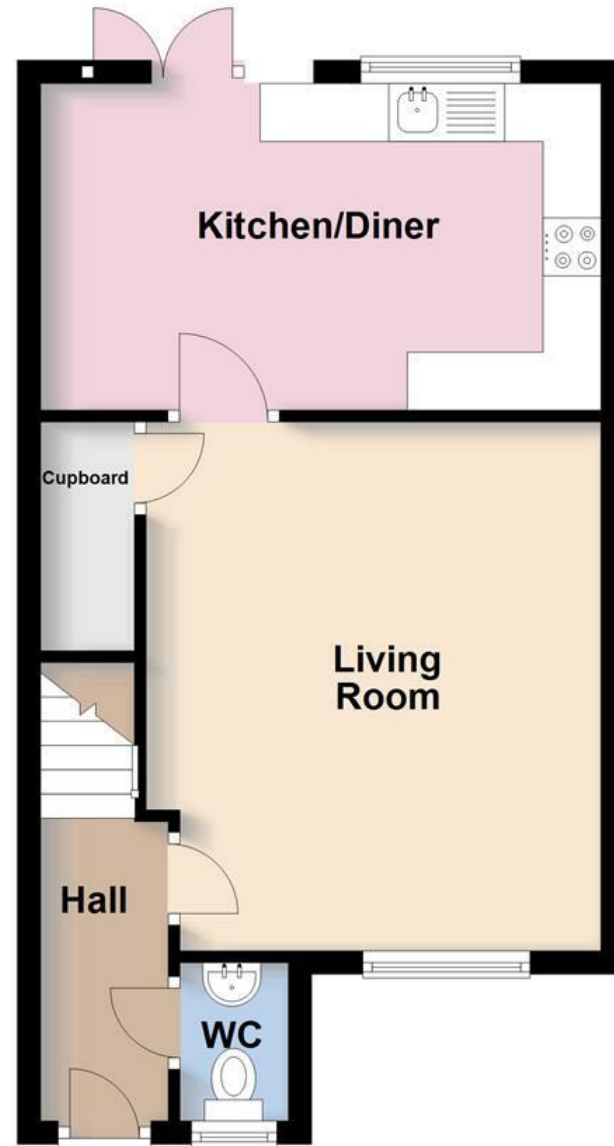


Wright Marshall  
Estate Agents

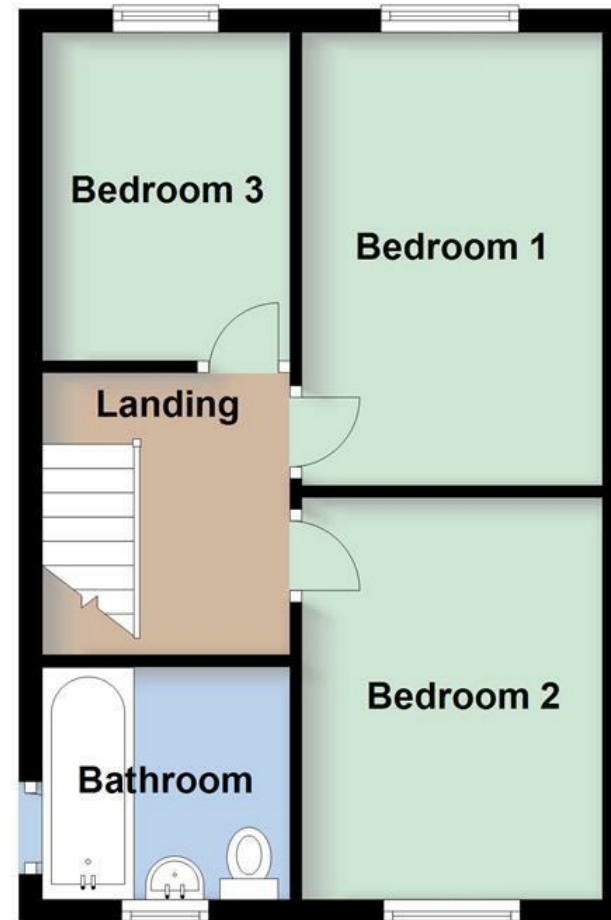
20 SHELDON ROAD, FAIRFIELD, BUXTON  
SK17 7TT

£155,000

### 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.



This modern semi-detached home is offered for sale with NO ONWARD CHAIN. The accommodation includes an entrance hallway, downstairs WC, spacious living room, well-equipped dining kitchen, THREE BEDROOMS, and a fitted bathroom. Outside, there is off-road parking and a enclosed rear garden. Viewing is strongly recommended.

MISREPRESENTATION ACT 1967.

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**HALLWAY**

Composite door, radiator, wood effect flooring, and stairs to the first floor.

**WC**

UPVC double glazed windows, WC with a push flush, pedestal washbasin with a mixer tap over, and a radiator,

**LIVING ROOM**

14'11" x 12'9" (4.57m x 3.91m)

UPVC double glazed window, two radiators, and a under stairs storage cupboard,

**KITCHEN**

9'3" x 16'0" (2.82m x 4.88m)

UPVC double glazed double doors and window, a range of fitted wall and base units, electric hob and ovens, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dishwasher, and a radiator.

**LANDING**

Loft access.

**BEDROOM ONE**

12'11" x 8'5" (3.96m x 2.59m)

UPVC double-glazed window and a radiator.

**BEDROOM TWO**

11'3" x 8'5" (3.45m x 2.59m)

UPVC double glazed window and a radiator.

**BEDROOM THREE**

9'3" x 6'11" (2.84m x 2.11m)

UPVC double glazed window and a radiator.

**BATHROOM**

5'6" x 6'11" (1.70m x 2.13m)

UPVC double glazed window, bath with shower fitment over, pedestal washbasin with a mixer tap over, radiator, and partially tiled walls

**EXTERIOR**

To the front of the property is a lawn and a tarmac driveway with parking for one vehicle. To the rear is an enclosed tiered garden.

**NOTES**

The property is believed to be FREEHOLD, subject to solicitor verification.  
Council Tax Band: B  
EPC Rating: C

