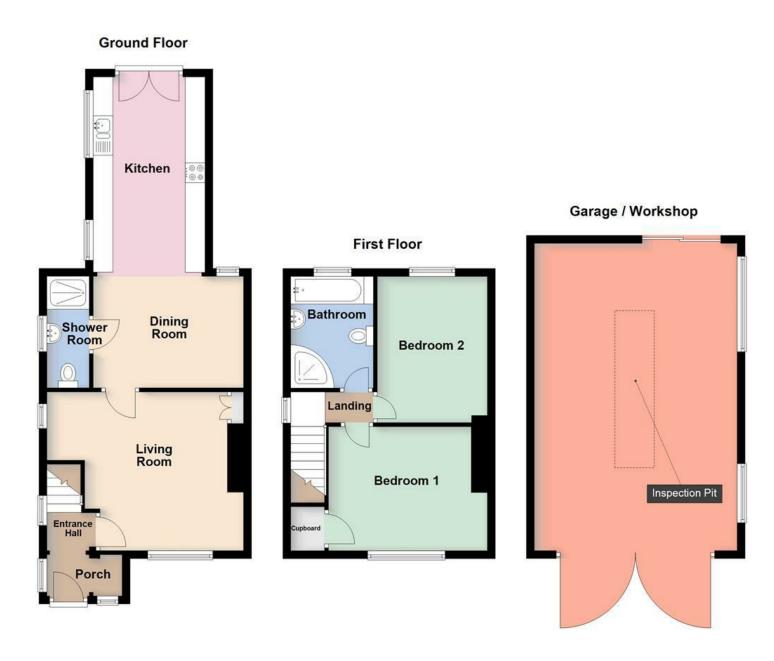


26 STERNDALE MOOR, BUXTON SK17 9QB £245,000



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

Plan produced using Plantle.

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.







AN EXTENDED TWO BEDROOM property offered for sale with NO ONWARD CHAIN, situated in a popular residential area on the outskirts of Buxton. The accommodation includes a porch, hallway, living room with multifuel burner, dining room opening to an extended kitchen, and a ground floor shower room. Upstairs are two double bedrooms and a generous family bathroom. Externally, the property benefits from a tarmac driveway to the front, a further driveway to the rear providing ample off-road parking and access to a DETACHED GARAGE/WORKSHOP with light, power, and an inspection pit, and an enclosed rear garden with patio and lawn.

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

AN EXTENDED TWO BEDROOM property offered for sale with NO ONWARD CHAIN, situated in a popular residential area on the outskirts of Buxton. The accommodation includes a porch, hallway, living room with multi-fuel burner, dining room opening to an extended kitchen, and a ground floor shower room. Upstairs are two double bedrooms and a generous family bathroom. Externally, the property benefits from a tarmac driveway to the front, a further driveway to the rear providing ample off-road parking and access to a DETACHED GARAGE/WORKSHOP with light, power, and an inspection pit, and an enclosed rear garden with patio and lawn.

PORCH

uPVC door and double-glazed windows, radiator, and tiled flooring.

HALLWAY

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

LIVING ROOM

13'3 x 16'5 (4.04m x 5.00m)

Two uPVC double-glazed windows, two built-in cupboards, multi-fuel burner, and a radiator.



DINING ROOM

9'4 x 12'5 (2.84m x 3.78m)

uPVC double-glazed window, radiator, tiled flooring, and opening to the kitchen



KITCHEN

16'3 x 9'4 (4.95m x 2.84m)

uPVC double-glazed double doors and two double-glazed windows, a range of fitted wall, base, and full-height units, four-ring gas hob with extractor hood over, integral oven and microwave, 1.5 bowl sink with mixer tap, integral dishwasher, plumbing for a washing machine, and tiled flooring.



SHOWER ROOM

9'4 x 3'5 (2.84m x 1.04m)

uPVC double-glazed window, walk-in shower cubicle with wall-mounted shower, pedestal wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls, and tiled flooring.



FIRST FLOOR LANDING

uPVC double-glazed windows and loft access.

BEDROOM ONE

10'3 x 13'3 (3.12m x 4.04m)

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



BEDROOM TWO

12'4 x 9'1 (3.76m x 2.77m)

uPVC double-glazed window and a radiator.



BATHROOM

9'1 x 6'11 (2.77m x 2.11m)

uPVC double-glazed window, bath with mixer tap, walk-in shower cubicle with wall-mounted shower, pedestal wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls, and tiled flooring.



EXTERIOR

To the front is a tarmac driveway with parking for two vehicles. To the rear is an enclosed garden with a patio and lawn, along with a gated driveway leading down to the detached garage/workshop.





GARAGE / WORKSHOP

25'7 x 16'11 (7.80m x 5.16m)

Double garage doors, two uPVC double-glazed windows, sliding door to the rear, light and power, and an inspection pit.





OTES

Tenure: Freehold Council Tax Band: B EPC Rating: E