



Wright Marshall
Estate Agents

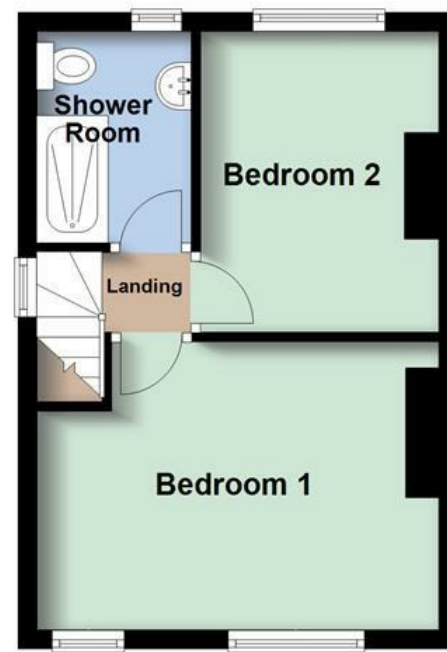
31 ALDWARK ROAD, BUXTON SK17 9HA

£199,950

Ground Floor



First Floor



All floorplans provided 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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This two bedroom semi detached property, located in a popular residential area, comprises a hallway, a generous living room with a multi fuel burner, a fitted kitchen, a side porch, two double bedrooms, and a modern shower room. Externally, it features a low maintenance front garden, a tarmac driveway providing parking for two vehicles, and an enclosed rear garden with a lawn, patio area, and a useful workshop.

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HALLWAY

uPVC entrance door, radiator and stairs to the first floor.

LIVING ROOM

13'1 x 11'4 (3.99m x 3.45m)
uPVC double-glazed window, multi-fuel burner, radiator and wood-effect flooring.



KITCHEN

7'4 x 11'7 (2.24m x 3.53m)
uPVC double-glazed window, fitted wall and base units, space for a cooler, 1.5 bowl sink and drainer with a mixer tap over, plumbing for a washing machine, radiator and tiled flooring.



PORCH

uPVC entrance door and under-stairs storage space.

LANDING

uPVC double-glazed window and loft access.

BEDROOM ONE

10 x 14'6 (3.05m x 4.42m)
Two uPVC double-glazed windows and two radiators.



BEDROOM TWO

10'7 x 8'3 (3.23m x 2.51m)
uPVC double-glazed window and a radiator.



SHOWER ROOM

7'2 x 5'4 (2.18m x 1.63m)
uPVC double-glazed window, walk-in shower cubicle with a wall-mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap over, ladder-style radiator, tiled walls and flooring.



EXTERIOR

To the front is a low-maintenance garden and a tarmac driveway providing parking for two vehicles, whilst to the rear is an enclosed garden featuring a lawn and patio.



WORKSHOP

16'10 x 11'4 (5.13m x 3.45m)
Timber entrance door, with light and power.



NOTES

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