



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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No Onward Chain – This two-bedroom mid-terrace home offers well-proportioned accommodation set over three floors, located on a popular residential street close to local amenities. The ground floor comprises a living room and a fitted kitchen. The first floor features a double bedroom and a family bathroom, while the second floor provides a further double bedroom with access to eaves storage. Externally, the property benefits from a courtyard garden to the rear.

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

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PORCH

Composite door, uPVC double-glazed window, and a radiator.

LIVING ROOM

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

uPVC double-glazed window, gas fire, built-in cupboards, radiator, and stairs to the first floor.



KITCHEN

8'7 x 13'5 (2.62m x 4.09m)

uPVC door and two double-glazed windows, fitted wall and base units, four-ring gas hob with integral oven, stainless steel 1.5-bowl sink and drainer with mixer tap, plumbing for a washing machine, integral fridge freezer, integral dishwasher, and a radiator.



FIRST FLOOR LANDING

uPVC double-glazed window and stairs to the second floor.

BEDROOM ONE

10'4 13'4 (3.15m 4.06m)

uPVC double-glazed window and a radiator.



BATHROOM

10'1 x 8 (3.07m x 2.44m)

uPVC double-glazed window, bath with mixer tap, enclosed shower cubicle with wall-mounted shower fitment, WC, wash basin with mixer tap, built-in cupboard, ladder-style radiator, part-tiled walls, and tiled flooring.



SECOND FLOOR LANDING

Access to eaves storage space.

BEDROOM TWO

14'4 x 13'3 (max) (4.37m x 4.04m (max))

uPVC double-glazed window and a radiator.



EXTERIOR

Courtyard garden to the rear.

NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

What3Words Location: clutches.fondest.delay