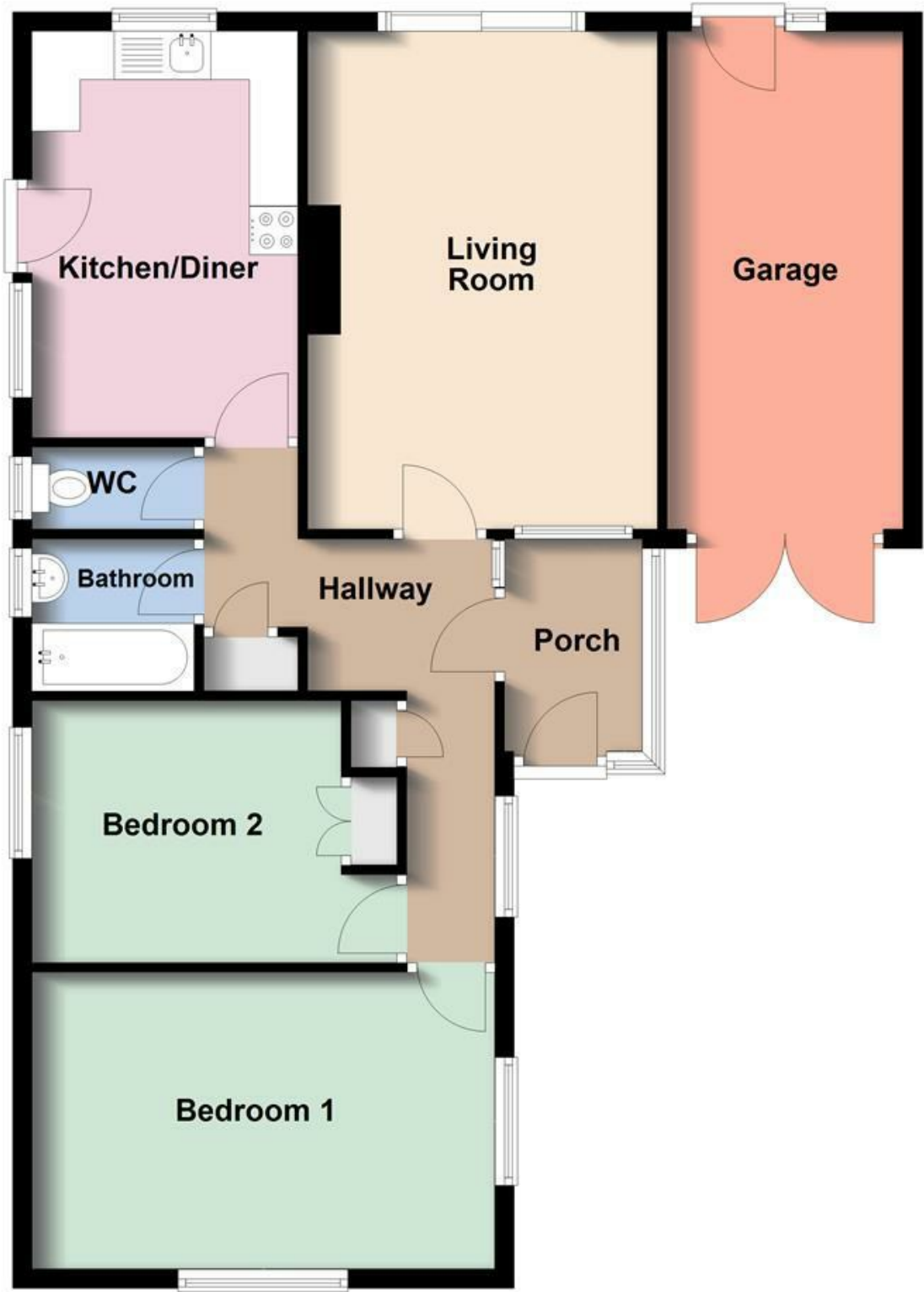


Ground Floor



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.  
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.



Wright Marshall  
Estate Agents

37 ECCLESBOURNE DRIVE, BUXTON SK17 9BS  
£299,950



This TWO-BEDROOM LINKED-DETACHED BUNGALOW is located in a highly popular area offering easy access to local amenities such as The Crescent & Thermal Spa, Buxton Opera House, and Pavilion Gardens, and is offered to the market with NO ONWARD CHAIN. While in need of modernisation, the property provides spacious accommodation comprising an entrance porch, hallway with built-in storage, a generous living room with sliding doors to the rear garden, a dining kitchen, two double bedrooms, a bathroom, and a separate WC. Externally, the property benefits from OFF ROAD PARKING, a GARAGE with power and overhead storage, a lawned front garden, and an enclosed rear garden featuring a patio, established borders, and a garden shed.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)  
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**PORCH**

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

**HALLWAY**

uPVC double-glazed windows, two built-in cupboards, and a radiator.

**LIVING ROOM**

16'9 x 11'11 (5.11m x 3.63m)  
uPVC double-glazed window, gas fire, radiator, and uPVC double-glazed sliding doors leading to the rear garden.



**DINING KITCHEN**

13'9 x 8'11 (4.19m x 2.72m )  
Two uPVC double-glazed windows, fitted wall and base units, space for a cooler, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and an external door leading to the rear garden.



**BEDROOM ONE**

10'1 x 15'9 (3.07m x 4.80m)  
Two uPVC double-glazed windows, fitted wardrobes, and radiator.



**BEDROOM TWO**

8'11 x 12'5 (max) (2.72m x 3.78m (max))  
uPVC double-glazed window, built-in wardrobe, and radiator.



**BATHROOM**

16'4"9'10" x 16'4"19'8" (5'3 x 5'6)  
uPVC double-glazed window, panelled bath with wall-mounted shower fitment over, pedestal wash basin, radiator, and part-tiled walls.



**WC**

uPVC double-glazed window and WC.



**EXTERIOR**

To the front is a lawned garden and driveway providing ample parking and access to the garage. To the rear is an enclosed lawned garden with patio, established flower beds, and a garden shed.



**GARAGE**

17 x 8 (5.18m x 2.44m)  
Double garage door, light and power, overhead storage, and an external door leading to the rear garden.



**NOTES**

Tenure: Freehold  
Council Tax: D  
EPC Rating: TBC