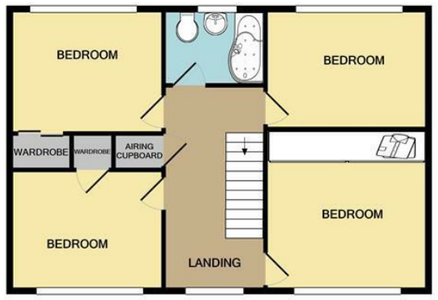


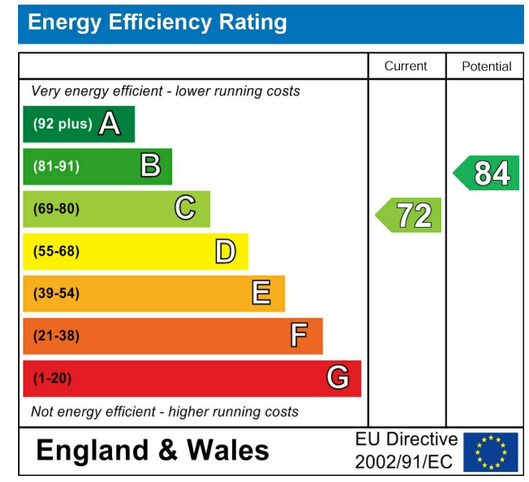
GROUND FLOOR
APPROX. FLOOR
AREA 844 SQ.FT.
(78.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1458 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Nestled in the charming town of Buxton, this delightful house on Park Road offers a perfect blend of comfort and convenience. Buxton, renowned for its stunning natural beauty and rich history, provides an idyllic setting for those seeking a peaceful yet vibrant community.

The property boasts a spacious layout, ideal for families or individuals looking for room to grow. With its inviting interiors, the house is designed to create a warm and welcoming atmosphere. Natural light floods through the windows, enhancing the sense of space and tranquillity throughout the home.

The surrounding area is filled with local amenities, including shops, schools, and parks, making it an excellent choice for families. The picturesque landscapes of the Peak District are just a stone's throw away, offering endless opportunities for outdoor activities such as hiking and cycling.

This house on Park Road is not just a place to live; it is a lifestyle choice. With its prime location and charming features, it presents a wonderful opportunity for anyone looking to settle in Buxton. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

Hallway:
Composite front door, Radiator, stairs to the first floor.

Separate W/C:
Low flush WC, wash hand basin, radiator.

Dining Room:
(10ft 10in x 9ft)
UPVC window, double radiator.

Kitchen:
(13ft 10in x 8ft)
Fitted kitchen comprising floor units and rounded edge work tops, wall cupboards, four ring ceramic hob, built under electric oven, extractor hood, inset sink unit, dishwasher, UPVC window, radiator.

Utility Room:
(8ft x 6ft 1in)
UPVC door to the side, UPVC window, double radiator, plumbing for washing machine, stainless steel sink unit door to garage.

Lounge:
(20ft 4in x 11ft 9in)
Two double radiators, UPVC window to the rear.

Bedroom:
(12ft x 8ft 6in)
UPVC window, double radiator.

Bathroom:
'P' bath with shower and screen, wash hand basin in vanity unit, low flush WC, radiator, UPVC window.

Bedroom:
(11ft 10in x 9ft)
UPVC window, double radiator.

Landing:
UPVC window, Radiator.

Bedroom:
(11ft 10in x 9ft)
UPVC window, double radiator.

Bedroom:
(12ft x 11ft 8in)
UPVC window, double radiator.

Outside:
Attractive gardens all round, laid mainly to lawned area. Driveway parking for additional cars.

Garage:
(16ft 10in x 14ft)
Double up and over door, electric, light and power, Alpha combi boiler.