



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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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.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**NO ONWARD CHAIN** - Occupying a sought after position on Corbar Road and enjoying far reaching views across Buxton, this spacious **THREE BEDROOM SEMI DETACHED** home comprises a welcoming entrance hall, bay fronted dual aspect living room with log burner, and an open plan dining kitchen to the ground floor. To the first floor are three generously sized double bedrooms, including a principal bedroom with dressing room and en suite facilities, together with a family bathroom. Externally, the property benefits from a patio and off road parking for one vehicle to the front, whilst to the rear is a beautifully maintained enclosed garden featuring composite decking, lawn, established flower beds, and a pond.

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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Occupying a sought after position on Corbar Road and enjoying far reaching views across Buxton, this spacious THREE BEDROOM SEMI DETACHED home comprises a welcoming entrance hall, bay fronted DUAL ASPECT living room with LOG BURNER, and an open plan dining kitchen to the ground floor. To the first floor are three generously sized double bedrooms, including a principal bedroom with dressing room and en suite facilities, together with a family bathroom. Externally, the property benefits from a patio and OFF ROAD PARKING for one vehicle to the front, whilst to the rear is a beautifully maintained ENCLOSED GARDEN featuring composite decking, lawn, established flower beds, and a pond. NO ONWARD CHAIN -

**NOTES**

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

**HALLWAY**

uPVC door and two double glazed windows, radiator, built in cupboard, tiled flooring, and stairs to the first floor.

**LIVING ROOM**

17'4 x 12'5 (5.28m x 3.78m )  
Two uPVC double glazed windows, log burner, radiator, and wood effect flooring.

**KITCHEN & DINING AREA**

16'9 x 19'5 (max) (5.11m x 5.92m (max))  
uPVC door and two double glazed windows, fitted wall and base units, five ring gas hob and integral double oven, stainless steel 1.5 bowl sink and drainer with mixer tap, integral dishwasher, radiator, tiled flooring. To the Dining Area is a uPVC double glazed window, radiator, and wood effect flooring.

**LANDING**

Built in cupboard and loft access. The loft area has a pull down ladder, is boarded and has lighting.

**BEDROOM ONE**

15 x 8'5 (4.57m x 2.57m)  
uPVC double glazed window, radiator, wood effect flooring, and opening to:

**DRESSING ROOM**

7'11 x 8'2 (2.41m x 2.49m)  
uPVC double glazed window, radiator, and wood effect flooring.

**EN SUITE**

4'5 x 8'4 (1.35m x 2.54m)  
uPVC double glazed window, enclosed shower cubicle with wall mounted fitment, WC with push flush, wash basin with mixer tap, ladder style radiator, tiled walls, and tiled flooring.

**BEDROOM TWO**

11'3 x 10'11 (3.43m x 3.33m)  
uPVC double glazed window and radiator.

**BEDROOM THREE**

8'1 x 10'11 (2.46m x 3.33m)  
uPVC double glazed window, radiator, and wood effect flooring.

**BATHROOM**

4'5 x 7'9 (1.35m x 2.36m)  
uPVC double glazed window, bath with rainfall shower fitment over, WC with push flush, wash basin with mixer tap, ladder style radiator, part tiled walls, and tiled flooring.

**CELLAR**

17'2 x 11 & 19'4 x 7'11 (5.23m x 3.35m & 5.89m x 2.41m )  
uPVC door, plumbing for a washing machine and dryer, combi boiler, and light and power.

**EXTERIOR**

To the front elevation, the property features a patio and off road parking for one vehicle. To the rear is an enclosed private garden comprising composite decking, lawn, established flower beds, and a pond.

