



All floorplans provided by Petty Real 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.

This characterful 7 BEDROOM SEMI DETACHED property is located in a SOUGHT AFTER LOCATION close to Buxton's town centre. Requiring modernisation throughout but offering significant potential, it features spacious accommodation set over three storeys. The property includes a porch, entrance hallway, two spacious reception rooms, a dining kitchen, and a utility room. The generously sized 7 bedrooms are set across the first and second floors, with a bathroom on each floor. The property also boasts a good-sized cellar space, which could be adapted for further accommodation. There is also a DOUBLE GARAGE, DRIVEWAY, and a lawned garden area.

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

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

This characterful 7 BEDROOM SEMI DETACHED property is located in a SOUGHT AFTER LOCATION close to Buxton's town centre. Requiring modernisation throughout but offering significant potential, it features spacious accommodation set over three storeys. The property includes a porch, entrance hallway, two spacious reception rooms, a dining kitchen, and a utility room. The generously sized 7 bedrooms are set across the first and second floors, with a bathroom on each floor. The property also boasts a good-sized cellar space, which could be adapted for further accommodation. There is also a DOUBLE GARAGE, DRIVEWAY, and a lawned garden area.

PORCH

Timber entrance door.

HALLWAY

Radiator and stairs to the first floor.

LIVING ROOM

12'10 x 13'11 (3.91m x 4.24m)

Bay-style sash windows and a gas fire.



DINING ROOM

12'11 x 19'5 (max) (3.94m x 5.92m (max))

Double-glazed windows to three aspects and an open fireplace.



KITCHEN

13'9 x 11'8 (4.19m x 3.56m)

Window, fitted wall and base units, space for a cooker, stainless steel sink and drainer with a mixer tap over, radiator, and access to the cellar.



UTILITY ROOM

5'5 x 5'8 (1.65m x 1.73m)

Timber entrance door, double-glazed window, fitted base unit, and a stainless steel sink and drainer with a mixer tap over.

FIRST FLOOR LANDING

Stairs to the second floor.

BEDROOM ONE

12'11 x 18'11 (3.94m x 5.77m)

Bay-style sash window, sash window, pedestal wash basin, and two radiators.



BEDROOM TWO

12'11 x 12'3 (3.94m x 3.73m)

Double-glazed sash window, built-in cupboard, pedestal wash basin, and a radiator.



BEDROOM THREE

14'11 x 6'11 (4.55m x 2.11m)

Double-glazed sash windows, pedestal wash basin, and a radiator.



BATHROOM

9'9 x 4'6 (2.97m x 1.37m)

Double-glazed sash windows, bath with a shower fitment, pedestal wash basin, WC, and a radiator.



SECOND FLOOR LANDING

Skylight and loft access.

BEDROOM FOUR

12'11 x 12'5 (3.94m x 3.78m)

Double-glazed sash window and a built-in cupboard.



BEDROOM FIVE

12'11" x 8'3" (3.94m x 2.54m)

Double-glazed sash window and a built-in cupboard.

BEDROOM SIX

9 x 10'2 (2.74m x 3.10m)

Double-glazed sash window and a built-in cupboard.

BEDROOM SEVEN

9 x 9'3 (max) (2.74m x 2.82m (max))

Window.

SHOWER ROOM

Window, shower cubicle with an electric wall-mounted shower fitment, WC, wash basin, and part-tiled walls.

CELLAR

12'3 x 13'8 & 9 x 4'5 (3.73m x 4.17m & 2.74m x 1.35m)

EXTERIOR

The property features a lawned garden, a driveway leading to the detached garage. as well as two stores rooms



NOTES

Tenure - Freehold (subject to solicitor verification)

Council Tax Band - E

EPC Rating - TBC