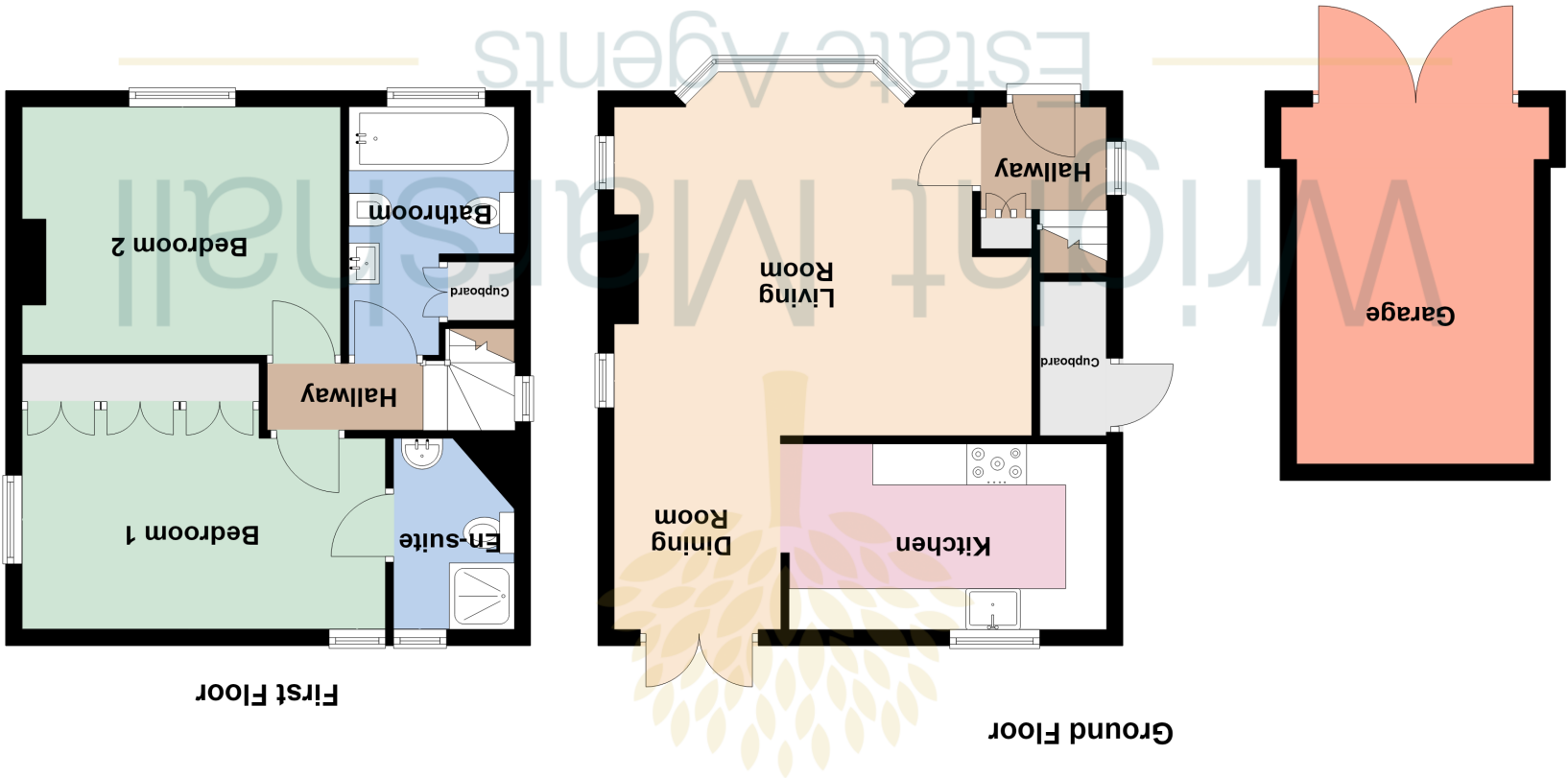


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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.

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



Price £325,000



WATERSWALLOWS ROAD, BUXTON, DERBYSHIRE, SK17 7JJ

2 2 2 D

Council Tax Band: D



NO ONWARD CHAIN – An elevated, stone-built two-bedroom detached property occupying a GOOD-SIZED PLOT in a desirable location on the outskirts of Buxton, enjoying VIEWS OVER THE GOLF COURSE to the front. The property offers well-proportioned accommodation comprising an entrance hall, living room, dining room, fitted kitchen, two double bedrooms including an en-suite to the principal bedroom and a family bathroom. Externally, there is a generous front garden, tarmac driveway with gated access and access to the garage, together with an enclosed raised rear garden and patio.

Entrance Hall

uPVC entrance door, double-glazed window, built-in cupboard, radiator and stairs to the first floor.

Living Room

13'2 x 16'9

uPVC double-glazed windows, wall-mounted gas fire, radiator, wooden flooring and opening to:

Dining Room

7'5 x 6'8

uPVC double-glazed double doors, radiator, wood-effect flooring and opening to:

Kitchen

7'5 x 12'6

uPVC double-glazed window, fitted Shaker-style wall and base units with a wooden worktop over, space for a range cooker, ceramic Belfast sink with a mixer tap over, integral fridge and dishwasher, radiator and wood-effect flooring.

First Floor Landing

Double-glazed window and loft access.

Bedroom One

10'10 x 14'8

Two uPVC double-glazed windows, fitted wardrobes and a radiator.

En-Suite

7'8 x 4'10

uPVC double-glazed window, enclosed shower cubicle with a wall-mounted shower fitment over, WC with a push-button flush, wash basin with a mixer tap, ladder-style radiator, tiled walls and tiled flooring.

Bedroom Two

10'4 x 12'10

uPVC double-glazed window and a radiator.

Bathroom

10'4 x 6'8

uPVC double-glazed window, enclosed bath with a mixer tap over, WC with a push-button flush, pedestal wash basin with a mixer tap, bidet, ladder-style radiator, built-in cupboard, tiled walls and tiled flooring.

Exterior

The property offers a tarmac driveway with gated access, along with a generous front garden. To the rear is an enclosed raised garden and patio.

Garage

14'4x 9'7

Double doors, light and power.