



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.

Located close to the centre of Buxton and just a short distance from the Pavilion Gardens, this ELEVATED VICTORIAN SEMI-DETACHED home enjoys a prime position and is FULL OF CHARACTER AND PERIOD CHARM, with features including high ceilings, decorative coving and cornices, picture rails, and sash bay windows. The accommodation comprises a porch, hallway, bay-fronted living room, dining room, fitted kitchen, and a ground floor WC. The first floor offers two double bedrooms and a family bathroom, while the second floor is home to two further double bedrooms with PANORAMIC VIEWS over Buxton from the front. Outside, a tarmac driveway provides OFF-ROAD PARKING FOR TWO VEHICLES, with a terraced garden with flower beds, fruit trees and grassed areas to the front and a private courtyard to the rear.

Located close to the centre of Buxton and just a short distance from the Pavilion Gardens, this ELEVATED VICTORIAN SEMI-DETACHED home enjoys a prime position and is FULL OF CHARACTER AND PERIOD CHARM, with features including high ceilings, decorative coving and cornices, picture rails, and sash bay windows. The accommodation comprises a porch, hallway, bay-fronted living room, dining room, fitted kitchen, and a ground floor WC. The first floor offers two double bedrooms and a family bathroom, while the second floor is home to two further double bedrooms with PANORAMIC VIEWS over Buxton from the front. Outside, a tarmac driveway provides OFF-ROAD PARKING FOR TWO VEHICLES, with a terraced garden with flower beds, fruit trees and grassed areas to the front and a private courtyard to the rear.

PORCH

Timber door, double glazed window, and tiled flooring.

WC

Double window, WC with pull-chain flush, wash basin, and plumbing for a washing machine.

HALLWAY

Window, radiator, understairs storage cupboard, and stairs to the first floor.



LIVING ROOM

17'3" x 13'5" (max) (5.28m x 4.11m (max))

Bay with double glazed sash windows, two windows to the side elevation, original feature fireplace, two radiators, and wooden flooring.



DINING ROOM

Window, radiator, tiled flooring, and open to the kitchen.



KITCHEN

10'7 x 11'11 (3.23m x 3.63m)

Composite door, double glazed window, fitted wall and base units, space for a cooker, stainless steel 1.5 bowl sink and drainer with mixer tap, and tiled flooring.



LANDING

Window, understairs cupboard, and stairs to the second floor.

BEDROOM ONE

17'3" x 13'5" (max) (5.28m x 4.11m (max))

Bay with double glazed sash windows and two radiators.



BEDROOM TWO

10'7 x 12'1 (3.23m x 3.68m)

Sash window, wash basin, and radiator.



BATHROOM

7'8 x 8'4 (2.34m x 2.54m)

Obscured glass window, bath with shower fitment over, WC, pedestal wash basin, built-in cupboard, and radiator.



SECOND FLOOR LANDING

BEDROOM THREE

13'3 x 12 (4.04m x 3.66m)

Two sash windows, built-in cupboards, and radiator.



BEDROOM FOUR

10'10 x 12 (3.30m x 3.66m)

Sash window and radiator.



CELLAR

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

Light and power, radiator and work bench.

EXTERIOR

To the front of the property is a tarmac driveway with parking for two vehicles. Steps then lead up from the driveway to a lawned garden. To the rear is an enclosed courtyard garden and steps leading to the rear access.



NOTES

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