



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

Situated in a convenient TOWN CENTRE LOCATION, this characterful and well presented FOUR BEDROOM SEMI DETACHED PROPERTY offers excellent access to local shops, bars, restaurants, and the train station. Retaining a wealth of period charm, the accommodation comprises an entrance hall, living room with log burner, separate dining room, fitted kitchen, ground floor shower room/utility, and FOUR WELL PROPORTIONED DOUBLE BEDROOMS. Externally, the property benefits from an enclosed front garden, a generously sized SOUTH EAST FACING REAR GARDEN with patio seating area and mature planted borders, AMPLE OFF ROAD PARKING, and a DETACHED GARAGE.

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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#### ENTRANCE HALLWAY

Timber entrance door, timber framed window with secondary glazing, wooden flooring, and stairs leading to the first floor.

#### LIVING ROOM

16'10 x 12'1 (max) (5.13m x 3.68m (max))

Three timber framed sash windows with secondary glazing, log burner, radiator, and wooden flooring.

#### DINING ROOM

15'11 x 13'3 (4.85m x 4.04m)

Timber framed sash bay window with secondary glazing, gas fire, and radiator.

#### KITCHEN

9'10 x 13'6 (3.00m x 4.11m)

Timber framed sash window, fitted wall and base units with wooden worktops over, space for a range cooker, stainless steel 1.5 bowl sink and drainer with mixer tap over, plumbing for a dishwasher, radiator, and wooden flooring.

#### SHOWER ROOM/ UTILITY

6'3 x 11'11 (1.91m x 3.63m)

Timber framed sash window, enclosed corner shower cubicle with wall mounted shower, WC, ceramic wash basin, plumbing for a washing machine, radiator, and tiled flooring.

#### REAR HALLWAY

Timber entrance door, under stairs cupboard, and tiled flooring.

#### FIRST FLOOR LANDING

Loft access.

#### BEDROOM ONE

13'1 x 13'9 (3.99m x 4.19m)

Two timber framed sash windows with secondary glazing, built in wardrobe, and radiator.

#### BEDROOM TWO

10'5 x 12'1 (3.18m x 3.68m)

Two timber framed sash windows with secondary glazing and radiator.

#### BEDROOM THREE

12'8 x 9'3 (3.86m x 2.82m)

Timber framed sash window with secondary glazing and radiator.

#### BEDROOM FOUR

9'10 x 10'3 (3.00m x 3.12m)

Timber framed sash window with secondary glazing, built in wardrobe, and radiator.

#### BATHROOM

6'5 x 7'11 (1.96m x 2.41m)

Timber framed sash window, bath with wall mounted shower over, WC with push button flush, wash basin with mixer tap over, radiator, part tiled walls, and tiled flooring.

#### EXTERIOR

To the front of the property is an enclosed lawned garden with established flower beds and a paved pathway leading to the entrance. To the rear is a generously sized, enclosed south east facing garden featuring a patio seating area, well maintained lawn, and mature planted borders. The property also benefits from a car port, ample off road parking extending along the side of the house, and providing access to the detached garage.

#### GARAGE

22'1 x 8'11 (6.73m x 2.72m)

Up and over garage door, four timber framed windows, light and power, and a timber service door to the side.

#### NOTES

Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC

