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Plan produced using PlanUp.



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**EARLY VIEWING HIGHLY RECOMMENDED.** Centrally located town house set over three floors. Accommodation includes: hallway, downstairs WC, living room, fitted dining kitchen, four bedrooms, three of which are doubles and one with en-suite, and family bathroom. Outside, there's an allocated parking space and a small rear yard.

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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### HALLWAY

Double glazed entrance door, stairs to first floor, wood effect flooring.

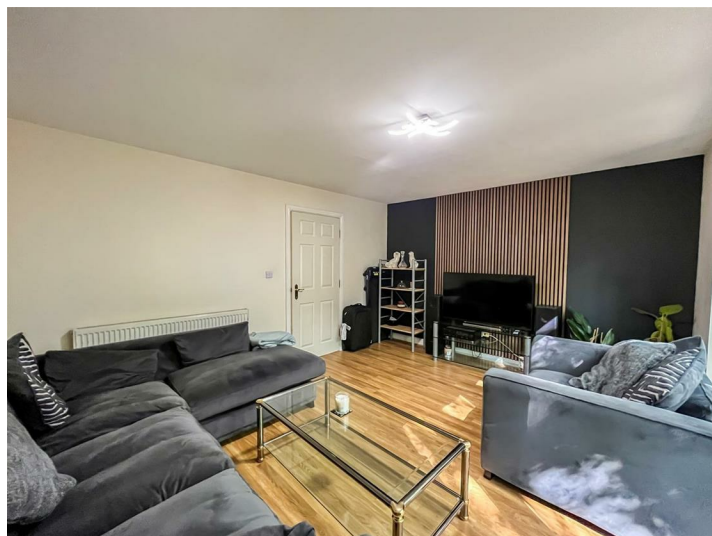


### DOWNSTAIRS WC

Low level WC, wash hand basin, radiator, wood effect flooring.

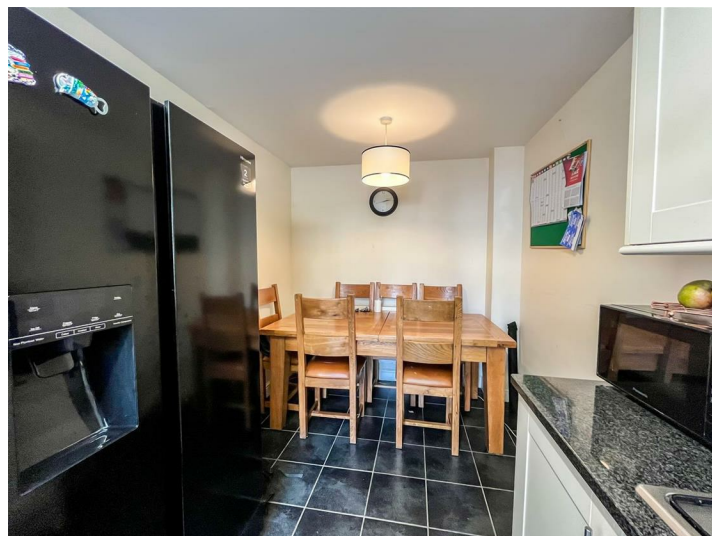
### LIVING ROOM

14'5 x 11'6 (4.39m x 3.51m)  
Double glazed French doors to outside with two double glazed windows, radiator.



### FITTED DINING KITCHEN

15'6 x 7'4 (4.72m x 2.24m)  
Fitted with wall and base mounted units with granite work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with five ring gas hob and extractor above, space for washing machine, space for fridge/freezer, radiator, double glazed window, space for table and chairs, tiled flooring.



### FIRST FLOOR LANDING

Double glazed window, stairs to second floor.

### BEDROOM ONE

14'4 x 11'6 (4.37m x 3.51m)  
Two double glazed windows, radiator.



### BEDROOM FOUR

9'7 x 8'2 (2.92m x 2.49m)  
Double glazed window, radiator.



### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, wood effect flooring.



### SECOND FLOOR LANDING

Access to second floor rooms

### BEDROOM TWO

14'6 x 11'6 (4.42m x 3.51m)  
Double glazed window, double glazed Velux style window, radiator, door leading to;



### EN-SUITE

Shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, radiator.



### BEDROOM THREE

12'2 x 11'1 (3.71m x 3.38m)  
Double glazed window, double glazed Velux style window, radiator, access to roof void.



### EXTERNALLY

The property benefits from an allocated off road parking space together with a small rear yard.

