

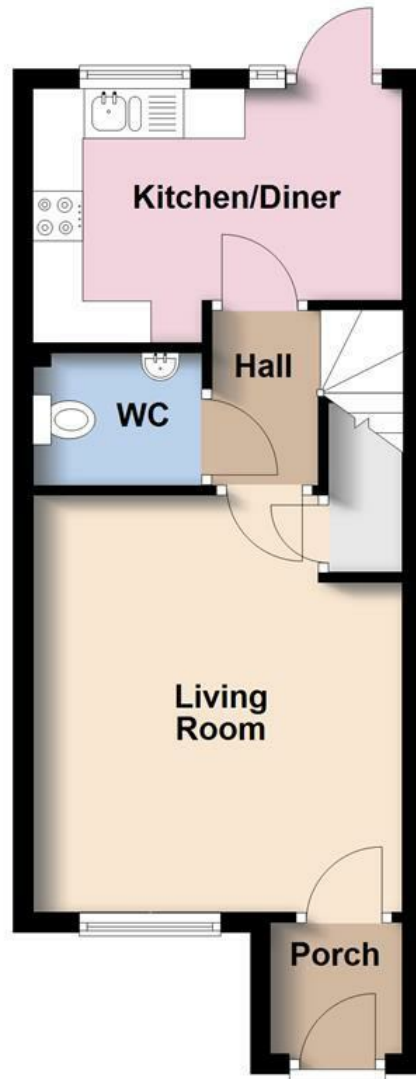


Wright Marshall
Estate Agents

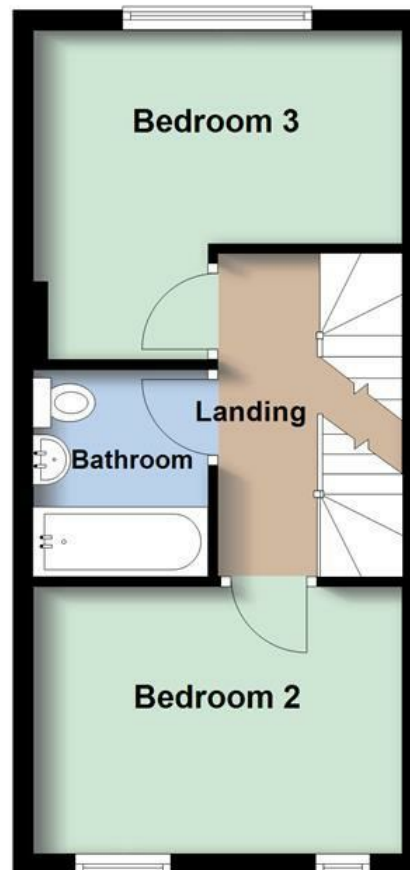
36 CURLEW AVENUE, BUXTON SK17 9UN

£249,500

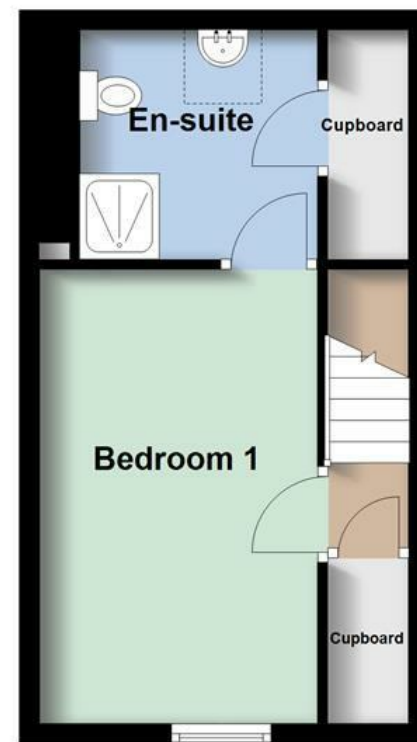
Ground Floor



First Floor



Second Floor



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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This contemporary THREE-BEDROOM MID TERRACE PROPERTY, set within a modern development, offers spacious living accommodation arranged OVER THREE FLOORS. The ground floor comprises a porch, living room, fitted dining kitchen, and a convenient WC. On the first floor there are two double bedrooms and a family bathroom, with the main bedroom occupying the second floor, complete with an en suite shower room. Externally, the property benefits from OFF ROAD PARKING to the front and an enclosed rear garden with patio and lawn.

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PORCH

Composite entrance door, radiator, and wood effect flooring.

LIVING ROOM

13'9 x 12'2 (max) (4.19m x 3.71m (max))
uPVC double glazed window, radiator, and understairs cupboard.

KITCHEN

8'4 x 12'2 (max) (2.54m x 3.71m (max))
uPVC double glazed double doors and window, fitted wall and base units, four ring gas hob, integral oven, 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing for a washing machine and dishwasher, and wood effect flooring.

GROUND FLOOR WC

WC with push flush, pedestal wash basin with mixer tap, radiator, and wood effect flooring.

HALLWAY

Wood effect flooring and stairs to the first floor.

FIRST FLOOR LANDING

Radiator and stairs to the second floor.

BEDROOM TWO

8'8 x 12'2 (2.64m x 3.71m)
Two uPVC double glazed windows and radiator.

BEDROOM THREE

10'10 x 12'2 (3.30m x 3.71m)
uPVC double glazed window and radiator.

BATHROOM

6'6 x 5'8 (1.98m x 1.73m)
Panelled bath with mixer tap over, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls, and wood effect flooring.

SECOND FLOOR LANDING

Built in cupboard.

BEDROOM ONE

15'1 x 8'9 (4.60m x 2.67m)
uPVC double glazed windows, radiator, and loft access.

EN SUITE SHOWER ROOM

7'6 x 7'10 (2.29m x 2.39m)
Double glazed Velux window, radiator, enclosed shower cubicle with wall mounted shower fitment, pedestal wash basin with mixer tap, WC with push flush, radiator, part tiled walls, wood effect flooring, and built in cupboard.

EXTERIOR

Off road parking for two vehicles to the front and an enclosed rear garden featuring a patio and lawn.

NOTES

Notes - Tenure: Freehold
Council Tax Band: C
EPC Rating: B

