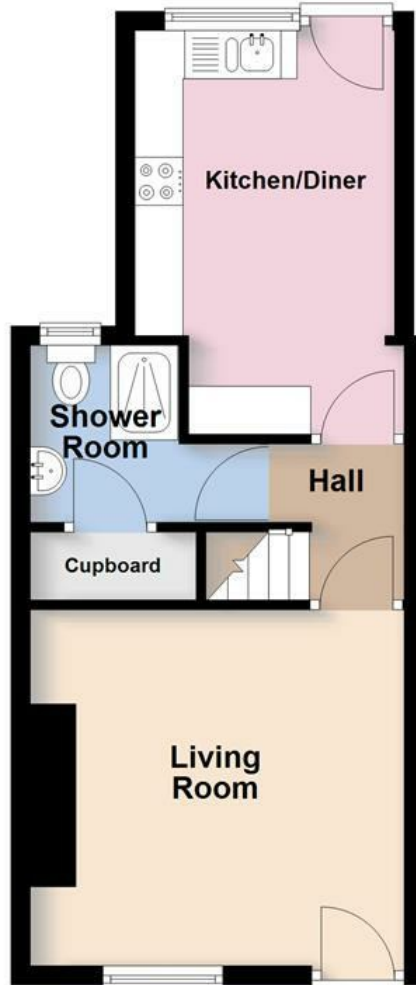
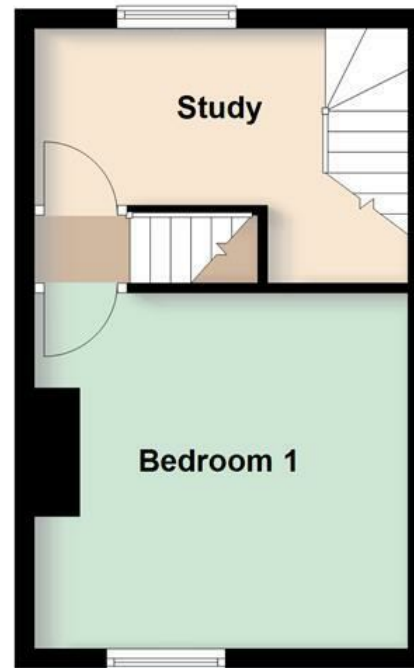




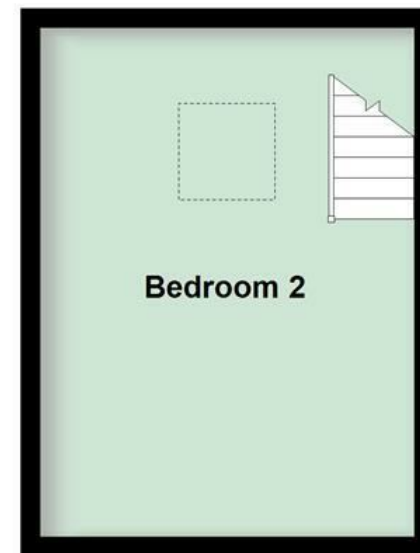
Ground Floor



First Floor



Second Floor



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.
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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.



Located on the outskirts of Buxton, this TWO BEDROOM mid terrace home is offered to the market with NO ONWARD CHAIN. Set over three floors, the property comprises a living room, dining kitchen, and shower room on the ground floor. To the first floor is a good sized double bedroom and a study, with stairs leading up to the second bedroom in the converted loft. Externally, the property benefits from an enclosed, LOW MAINTENANCE REAR GARDEN.

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LIVING ROOM

12'2 x 12'9 (3.71m x 3.89m)
uPVC door and double glazed window, open fireplace, radiator, and wood-effect flooring.



HALL

Stairs to the first floor and wood-effect flooring.

KITCHEN

13'9 x 8'9 (max) (4.19m x 2.67m (max))
uPVC door and double glazed window. Fitted wall and base units with wooden worktop over, four-ring gas hob, integral oven, stainless steel 1.5 bowl sink and drainer with mixer tap, plumbing for a washing machine, radiator, and wood-effect flooring.



SHOWER ROOM

6 x 7'10 (max) (1.83m x 2.39m (max))
uPVC double glazed window. Enclosed shower cubicle with

electric shower fitment, WC with push flush, pedestal wash basin, ladder-style radiator, understairs cupboard with cellar access via trap door, part-tiled walls, and tiled flooring.



LANDING

BEDROOM ONE

12'3 x 12'10 (3.73m x 3.91m)
uPVC double glazed window, radiator, and wood-effect flooring.



STUDY

8'10 x 12'10 (max) (2.69m x 3.91m (max))
uPVC double glazed window, radiator, and stairs to the second floor.



BEDROOM TWO

18'7 x 12'5 (max) (5.66m x 3.78m (max))
Double glazed Velux window, radiator, and wood-effect flooring.



EXTERIOR

To the rear of the property is an enclosed low maintenance garden.

