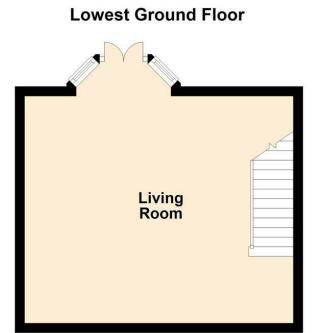
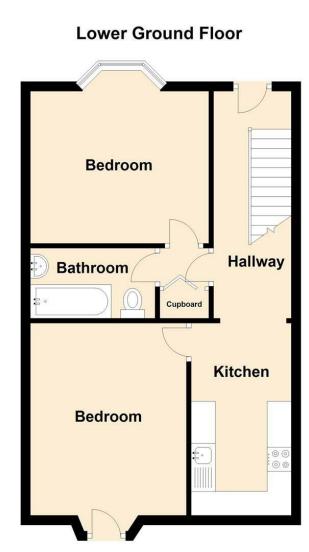
Wright Marshall —— Estate Agents ——

BASEMENT FLAT, 44 FAIRFIELD ROAD, BUXTON SK17 7DW

£740





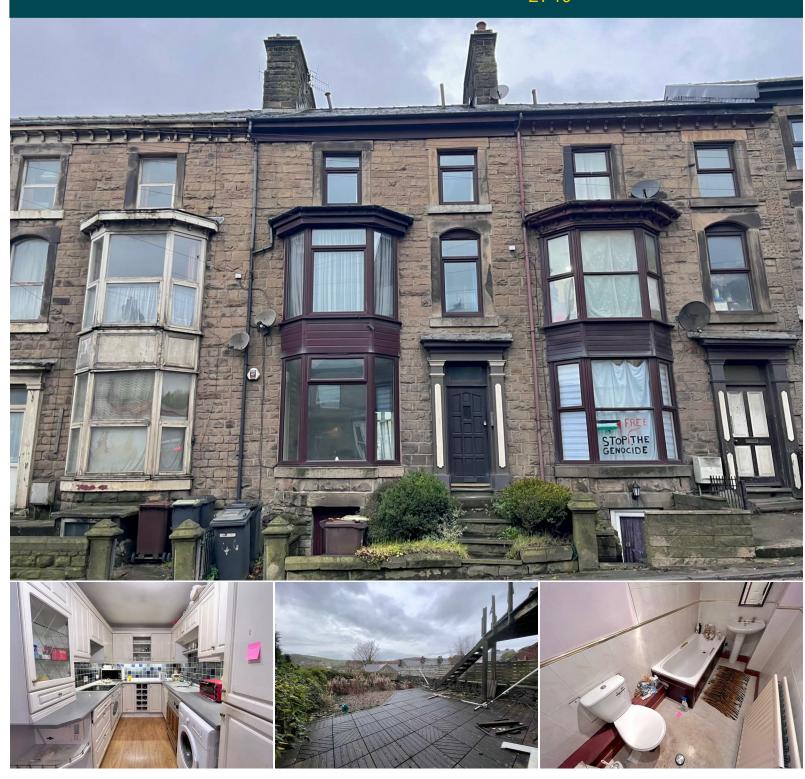


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Situated close to the centre of Buxton, this TWO BEDROOM DUPLEX FLAT is offered to the market with NO ONWARD CHAIN and includes a spacious living room, hallway, fitted kitchen, two generously sized bedrooms and a family bathroom. Externally, the flat features a low-maintenance PRIVATE GARDEN.

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Situated close to the centre of Buxton, this TWO BEDROOM DUPLEX FLAT includes a spacious living room, hallway, fitted kitchen, two generously sized bedrooms and a family bathroom. Externally, the flat features a low-maintenance PRIVATE GARDEN and benefits from gas central heating. EPC Band C. Available mid July 2025

LIVING ROOM

15'5 x 18'3 (4.70m x 5.56m)

UPVC double-glazed double doors, radiator, and stairs to the first floor on the ground floor.

HALLWAY

UPVC door leading to timber decking, and stairs to the living

KITCHEN

13'1 x 6'9 (3.99m x 2.06m)

Fitted units at base and eye level, a four-ring electric hob, **EX** integral oven, stainless steel sink and drainer with a chrome To mixer tap, and plumbing for the washing machine.



BEDROOM ONE

10'4 x 13'3 (3.15m x 4.04m)

UPVC double-glazed bay window and a radiator.

BEDROOM TWO

13'4 x 10'7 (4.06m x 3.23m)

UPVC door, built-in wardrobes, radiator, and wooden flooring.

BATHROOM

4'7 x 9'9 (1.40m x 2.97m)

Bath with a mixer tap, WC with a push flush, pedestal washbasin with mixer taps, radiator, and partially tiled walls.







NO

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TERIOR the rear is an enclosed low maintenance garden.		
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OTE		
is property is believed to be Leasehold subject to the ification of a prospective purchaser's solicitor.		
incation of a prospective purchasers solicitor.		