

**Ground 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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**Wright Marshall**  
Estate Agents

37 ECCLESBOURNE DRIVE, BUXTON SK17 9BS

**£299,950**



This TWO-BEDROOM LINKED-DETACHED BUNGALOW is located in a highly popular area offering easy access to local amenities such as The Crescent & Thermal Spa, Buxton Opera House, and Pavilion Gardens, and is offered to the market with NO ONWARD CHAIN. While in need of modernisation, the property provides spacious accommodation comprising an entrance porch, hallway with built-in storage, a generous living room with sliding doors to the rear garden, a dining kitchen, two double bedrooms, a bathroom, and a separate WC. Externally, the property benefits from OFF ROAD PARKING, a GARAGE with power and overhead storage, a lawned front garden, and an enclosed rear garden featuring a patio, established borders, and a garden shed.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**

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**PORCH**

uPVC door and double-glazed windows, with tiled flooring.

**HALLWAY**

uPVC double-glazed windows, two built-in cupboards, and a radiator.

**LIVING ROOM**

16'9 x 11'11 (5.11m x 3.63m)

uPVC double-glazed window, gas fire, radiator, and uPVC double-glazed sliding doors leading to the rear garden.

**DINING KITCHEN**

13'9 x 8'11 (4.19m x 2.72m )

Two uPVC double-glazed windows, fitted wall and base units, space for a cooler, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and an external door leading to the rear garden.

**BEDROOM ONE**

10'1 x 15'9 (3.07m x 4.80m)

Two uPVC double-glazed windows, fitted wardrobes, and radiator.

**BEDROOM TWO**

8'11 x 12'5 (max) (2.72m x 3.78m (max))

uPVC double-glazed window, built-in wardrobe, and radiator.

**BATHROOM**

16'4"9'10" x 16'4"19'8" (5'3 x 5'6)

uPVC double-glazed window, panelled bath with wall-mounted shower fitment over, pedestal wash basin, radiator, and part-tiled walls.

**WC**

uPVC double-glazed window and WC.

**EXTERIOR**

To the front is a lawned garden and driveway providing ample parking and access to the garage. To the rear is an enclosed lawned garden with patio, established flower beds, and a garden shed.

**GARAGE**

17 x 8 (5.18m x 2.44m)

Double garage door, light and power, overhead storage, and an external door leading to the rear garden.

**NOTES**

Tenure: Freehold  
Council Tax: D  
EPC Rating: TBC

