



Wright Marshall  
Estate Agents

80 ROCKFIELD ROAD, BUXTON SK17 7LE

£175,000

Ground Floor

First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions  
reliant upon them.  
Plan produced using PlanUp.



Offered with NO ONWARD CHAIN, this TWO BEDROOM END TERRACE PROPERTY is ideal for first time buyers and buy to let investors alike. The accommodation comprises an entrance hall, living room with log burner, fitted kitchen, ground floor WC, a spacious principal bedroom, a well proportioned second bedroom, and a shower room. Externally, the property benefits from a low maintenance front garden and an enclosed paved rear courtyard.

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**ENTRANCE HALL**

uPVC entrance door, wood effect flooring, and stairs leading to the first floor.

**LIVING ROOM**

12'11 x 13'4 (max) (3.94m x 4.06m (max))  
uPVC double glazed bay window, log burner, radiator, and wood effect flooring.

**KITCHEN**

8'3 x 16'6 (2.51m x 5.03m)  
uPVC entrance door and double glazed window, fitted wall and base units, NEFF electric hob with integrated oven, sink and drainer with mixer tap over, integrated washing machine, radiator, wood effect flooring, and an under stairs cupboard.

**WC**

uPVC double glazed window, WC with push button flush, wash basin with mixer tap over, part tiled walls, and tiled flooring.

**FIRST FLOOR LANDING**

uPVC double glazed window and loft access.

**BEDROOM ONE**

10'7 x 16'8 (max) (3.23m x 5.08m (max))  
Two uPVC double glazed windows, radiator, and a built in cupboard.

**BEDROOM TWO**

9'5 x 8'3 (2.87m x 2.51m)  
uPVC double glazed window, radiator, and wood effect flooring.

**SHOWER ROOM**

6'1 x 7'10 (1.85m x 2.39m)  
uPVC double glazed window, enclosed shower cubicle with wall mounted shower, wash basin with mixer tap over, WC, ladder style radiator, part tiled walls, and tile effect flooring.

**EXTERIOR**

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

**NOTES**

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: TBC

