



Wright Marshall  
Estate Agents

13 NEWSTEAD TERRACE, BUXTON SK17 6LZ

£199,950



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.

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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



rightmove



This well-presented THREE BEDROOM END TERRACE home has been FULLY REFURBISHED by the current owner. SET OVER THREE FLOORS, the property comprises a living room with a multi-fuel burner and a modern fitted kitchen with integrated appliances on the ground floor. The first floor offers two good-sized bedrooms and a modern shower room, while the second floor provides a further double bedroom with Velux window and access to eaves storage. Outside, the property benefits from a low-maintenance front garden and an ENCLOSED COURTYARD GARDEN to the rear.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

This well-presented THREE BEDROOM END TERRACE home has been FULLY REFURBISHED by the current owner. SET OVER THREE FLOORS, the property comprises a living room with a multi-fuel burner and a modern fitted kitchen with integrated appliances on the ground floor. The first floor offers two good-sized bedrooms and a modern shower room, while the second floor provides a further double bedroom with Velux window and access to eaves storage. Outside, the property benefits from a low-maintenance front garden and an ENCLOSED COURTYARD GARDEN to the rear.

**LIVING ROOM**

11'11 x 12'5 (3.63m x 3.78m)  
uPVC door and double glazed windows, multi-fuel burner, radiator, wood-effect flooring, and stairs to the first floor.



**KITCHEN**

8'9 x 12'10 (2.67m x 3.91m )  
uPVC door and double glazed window, fitted wall and base units, induction hob, integral oven, stainless steel 1.5 bowl sink and drainer with mixer tap over, integral dishwasher, radiator, wood-effect flooring, and access to the cellar.



**FIRST FLOOR LANDING**

Stairs to the second floor.



**BEDROOM TWO**

9'5 x 12'5 (2.87m x 3.78m)  
uPVC double glazed windows and a radiator.



**BEDROOM THREE**

9'1 x 6'11 (2.77m x 2.11m )  
uPVC double glazed window and a radiator.



**SHOWER ROOM**

5'5 x 6 (1.65m x 1.83m)  
uPVC double glazed window, walk-in shower cubicle with wall-mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap over, ladder-style heated towel radiator, panelled walls, and tiled flooring.



**SECOND FLOOR LANDING**

Double glazed Velux window.

**BEDROOM ONE**

15'2 x 12'3 (4.62m x 3.73m)  
Double glazed Velux window, radiator, and access to eaves storage space.



**CELLAR**

11'8 x 3'4 (3.56m x 1.02m)

**UTILITY / STORE**

8'1 x 3'10 (2.46m x 1.17m)  
uPVC door and double glazed window, plumbing for a washing machine and dryer, and housing the gas central heating boiler.

**EXTERIOR**

To the front is a low-maintenance garden, while to the rear is an enclosed, low-maintenance courtyard garden.



**NOTES**

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