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Plan produced using PlanUp.

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**EARLY VIEWING RECOMMENDED.** Situated within walking distance of Buxton. A modern townhouse offering accommodation set over three floors and benefitting from an off road parking space together with patio garden to the rear. Comprising; hallway, downstairs WC, living room, fitted dining kitchen, **FOUR BEDROOMS**, en-suite and family bathroom.

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#### HALLWAY

Double glazed entrance door, radiator, stairs to first floor, wood effect flooring.



#### DOWNSTAIRS WC

Low level WC, wash hand basin.



#### LIVING ROOM

14'9 x 11'10 (4.50m x 3.61m)  
Double glazed French doors leading to rear garden, double glazed windows, wood effect flooring, radiator.



#### FITTED DINING KITCHEN

15'11 x 7'8 (4.85m x 2.34m)  
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer taps, fitted oven with five ring gas hob and extractor above, space for fridge/freezer, space for dining table and chairs, double glazed window, radiator.



#### FIRST FLOOR LANDING

Double glazed window, stairs to second floor

#### BEDROOM ONE

14'9 x 11'10 (4.50m x 3.61m)  
Two double glazed windows, radiator.



#### BEDROOM FOUR

9'11 x 8'7 (3.02m x 2.62m)  
Double glazed window, radiator.



#### FAMILY BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, radiator, wood effect flooring.



#### SECOND FLOOR LANDING

Access to second floor rooms.

#### BEDROOM TWO

14'10 x 11'11 (4.52m x 3.63m)  
Double glazed window, double glazed Velux style window, radiator, door to;



#### EN-SUITE

Shower cubicle with shower fittings over, low level WC, wash hand basin, wood effect flooring, radiator.



#### BEDROOM THREE

12'7 x 11'6 (3.84m x 3.51m)  
Double glazed window, double glazed Velux style window, radiator.



#### EXTERNALLY

To the front of the house there is a parking space.

The rear of the property benefits from a patio garden with partially fenced surround.

