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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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**Wright Marshall**  
Estate Agents

170 HARPUR HILL ROAD, BUXTON SK17 9LH

**£335,000**



Situated in a popular residential area, this WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED home offers spacious accommodation and is ideally positioned for access to local schools, shops, and transport links. The property features a gated tarmac driveway and a DETACHED GARAGE, with further OFF-ROAD PARKING available to the rear. The accommodation comprises a porch, hallway, TWO RECEPTION ROOMS, a CONTEMPORARY FITTED KITCHEN with breakfast bar, ground floor WC with utility cupboard, and a conservatory. Upstairs, there are three DOUBLE BEDROOMS and a family bathroom with both a bath and separate shower. Externally, the property benefits from a raised patio with steps leading down to a lawned garden and further seating area. A second driveway to the rear provides additional parking and leads to the DETACHED GARAGE.

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

uPVC door and double-glazed windows.

**HALLWAY**

Stairs to the first floor.

**SITTING ROOM**

15'10 x 11'2 (4.83m x 3.40m)  
uPVC double-glazed windows to both aspects, gas fire, and two radiators.



**LIVING ROOM / DINING AREA**

9'5 x 21'7 (2.87m x 6.58m)  
Two uPVC double-glazed windows, multi-fuel burner, two radiators, and wooden flooring.



**KITCHEN**

9'8 x 12'2 (2.95m x 3.71m)  
Three double-glazed windows, fitted wall and base units with breakfast bar, four-ring induction hob, integral oven and grill, 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, integral dishwasher, radiator, and none slip vinyl flooring.



**CONSERVATORY**

11'7 x 8'3 (3.53m x 2.51m)  
uPVC double-glazed sliding door, uPVC double-glazed windows, and tiled flooring.



**WC**

WC with push flush, wash basin with mixer tap, tiled flooring, and built-in utility cupboard with plumbing for a washing machine and fitted worktop.

**LANDING**

uPVC double-glazed windows and loft access.

**BEDROOM ONE**

9'4 x 21'6 (2.84m x 6.55m)  
Two uPVC double-glazed windows, two radiators, and wood-effect flooring.



**BEDROOM TWO**

8'8 x 11'10 (2.64m x 3.61m)  
uPVC double-glazed windows, built-in wardrobe, and a radiator.



**BEDROOM THREE**

10'2 x 8'10 (3.10m x 2.69m )  
uPVC double-glazed windows and a radiator.



**BATHROOM**

6'8 x 7'10 (2.03m x 2.39m )  
uPVC double-glazed windows, bath with electric shower fitment over, enclosed shower cubicle, WC with push flush, wash basin with mixer tap, radiator, tiled walls, and wood-effect flooring.



**EXTERIOR**

To the front of the property is a gated tarmac driveway and a patio with established raised flower beds. The rear features a raised patio with steps leading down to a lawned garden and additional patio area. A second tarmac driveway provides ample off-road parking and gives access to the detached garage.



**GARAGE**

16'5 x 16'1 (5.00m x 4.90m)  
Electric garage door, light, and power.



**NOTES**

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