



#### MISREPRESENTATION ACT 1967.

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# 27 HARDWICK SQUARE SOUTH, BUXTON SK17 6QA

£280,000



A DECEPTIVELY SPACIOUS AND VERSATILE FOUR/FIVE BEDROOM END TERRACE property offering OVER 2,000 SQ FT of accommodation across three floors. The property comprises a large open plan kitchen and living area to the ground floor. The first floor offers three bedrooms and a shower room. The second floor, currently operating as a holiday let, features two bedrooms (one currently used as a sitting room), a fitted kitchen, and a bathroom. Further benefits include sash windows throughout, a GOOD-SIZED CELLAR with light and power, and OFF-ROAD PARKING for one vehicle. Ideally located just a short walk from BUXTON TOWN CENTRE.

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A DECEPTIVELY SPACIOUS AND VERSATILE FOUR/FIVE BEDROOM TWO BEDROOM END TERRACE property offering OVER 2,000 SQ FT 13'4 x 11'6 (max) (4.06m x 3.51m (max)) of accommodation across three floors. The property comprises a Sash window, radiator, and wood effect flooring. large open plan kitchen and living area to the ground floor. The first floor offers three bedrooms and a shower room. The second floor, currently operating as a holiday let, features two bedrooms (one currently used as a sitting room), a fitted kitchen, and a bathroom. Further benefits include sash windows throughout, a GOOD-SIZED CELLAR with light and power, and OFF-ROAD PARKING for one vehicle. Ideally located just a short walk from BUXTON TOWN CENTRE.

#### **OPEN PLAN LIVING AREA & KITCHEN**

18 x 26'9 (max) (5.49m x 8.15m (max))

Timber entry door, 5 windows, fitted wall and base units, four-ring electric hob, integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, two radiators, built-in cupboard, wood effect flooring, and double external doors.



# **REAR HALL**

External door, stairs leading to both the cellar and first floor.

### FIRST FLOOR LANDING

Two sash windows, stairs to the second floor.

#### **BEDROOM ONE**

9 x 15'5 (2.74m x 4.70m)

Sash bay window, ordinary sash window, radiator, and wood effect flooring.





# **BEDROOM THREE**

12'5 x 12 (max) (3.78m x 3.66m (max)) Sash window, radiator, and wood effect flooring.



# **SHOWER ROOM**

Walk-in shower cubicle with an electric shower fitment over, WC with push flush, wash basin, radiator, part-tiled walls, and wood effect flooring.



#### **SECOND FLOOR LANDING**

Two sash windows, built-in cupboard, and part wood effect flooring.

# **BEDROOM FOUR**

12'2 x 11'3 (3.71m x 3.43m) Sash window and radiator.



# **BEDROOM FIVE / SITTING ROOM**

10'7 x 15'2 (max) (3.23m x 4.62m (max)) Sash window, radiator, and wood effect flooring.



# **SECOND FLOOR KITCHEN**

5'9 x 11'4 (1.75m x 3.45m)

Sash window, fitted base units, four-ring electric hob, integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, radiator, and wood effect flooring.



# **BATHROOM**

Bath with an electric shower fitment over, WC with push flush, pedestal wash basin, radiator, part-tiled walls, and wood effect



# **CELLAR**

Light and power.

# **EXTERIOR**

Parking for one vehicle.

# **NOTES**

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