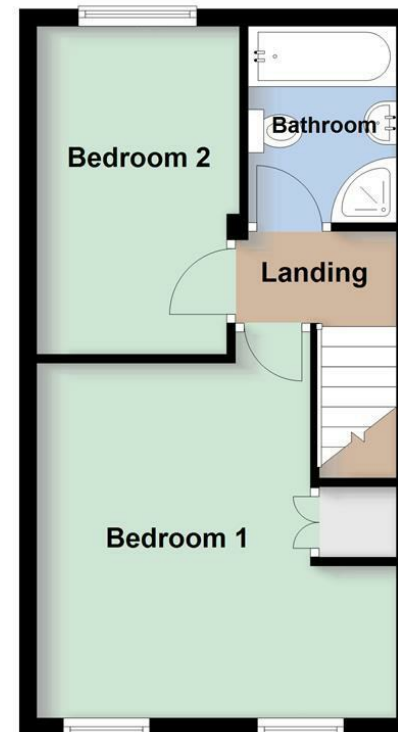


Ground Floor



First Floor



All floorplans provided by Petty Real 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.

An immaculate renovated TWO BEDROOM END MEWS property set within attractive communal grounds in a highly desirable CENTRAL LOCATION. Within easy walking distance of Buxton's Pavilion Gardens, Opera House, town centre, and local amenities. Recently renovated throughout, by the current owner and presented to a very high standard throughout, the accommodation includes a hall, living room, and a modern kitchen with integrated appliances. To the first floor are TWO DOUBLE BEDROOMS, both with fitted wardrobes, and a bathroom with separate shower and bath. Externally, the property offers OFF ROAD PARKING for two vehicles, extensive well maintained communal gardens, and a GARAGE with power and lighting. Additional benefits include uPVC double glazed sash windows throughout and an EV CHARGING POINT.

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PORCH

Composite door, uPVC double glazed sash window, radiator, and wood-effect flooring.

LIVING ROOM

16'2 x 10'5 (4.93m x 3.18m)

Two uPVC double glazed sash windows and a radiator.

KITCHEN

9'9 x 13'8 (2.97m x 4.17m)

uPVC double glazed double doors and a sash window, fitted wall and base units with a composite worktop over, induction hob, integrated oven and microwave, integrated fridge freezer, dishwasher and washing machine, radiator, wood-effect flooring, and an understairs cupboard.

FIRST FLOOR LANDING

Radiator and loft access.

BEDROOM ONE

13'5 x 13'8 (4.09m x 4.17m)

Two uPVC double glazed sash windows, fitted wardrobes, built-in cupboard, and a radiator.

BEDROOM TWO

12'6 x 7'9 (3.81m x 2.36m)

uPVC double glazed sash window, fitted wardrobes, and a radiator.

BATHROOM

7'6 x 5'5 (2.29m x 1.65m)

uPVC double glazed sash window, bath with mixer tap over, enclosed corner shower cubicle with a wall-mounted fitting, pedestal wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls, and wood-effect flooring.

EXTERIOR

To the front of the property is off-road parking, an EV charging point, and composite decking. To the rear is a communal lawned garden.

GARAGE

With light and power.

