



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.

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**NO ONWARD CHAIN - Spacious FOUR BEDROOM SEMI DETACHED** home, superbly situated in a semi rural position in the popular area of Harpur Hill on the outskirts of Buxton. The well proportioned accommodation includes a living room, dining room, breakfast kitchen with bi folding doors opening onto the garden, separate utility room and ground floor WC. To the first floor are four well sized bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. Externally, the property benefits from ample driveway parking and a private rear garden.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

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**NO ONWARD CHAIN** - Spacious **FOUR BEDROOM SEMI DETACHED** home, superbly situated in a semi rural position in the popular area of Harpur Hill on the outskirts of Buxton. The well proportioned accommodation includes a living room, dining room, breakfast kitchen with bi folding doors opening onto the garden, separate utility room and ground floor WC. To the first floor are four well sized bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. Externally, the property benefits from ample driveway parking and a private rear garden.

#### **PORCH**

uPVC door and double-glazed windows.

#### **HALL**

Radiator, wood-effect flooring, and stairs to the first floor.

#### **LIVING ROOM**

12 x 17'1 (3.66m x 5.21m )

uPVC double-glazed windows and a radiator.

#### **DINING ROOM**

9'11 x 14'1 (3.02m x 4.29m)

Radiator, under-stairs cupboard, wood-effect flooring, and opening to the kitchen.

#### **KITCHEN**

8'4 x 18'6 (2.54m x 5.64m)

uPVC double-glazed windows and bi-folding door. Fitted wall and base units, four-ring electric hob, integral oven, stainless steel sink and drainer with mixer tap, plumbing for a dishwasher, radiator, and wood-effect flooring.

#### **UTILITY**

4'5 x 6'2 (1.35m x 1.88m)

uPVC double-glazed window, plumbing for a washing machine, radiator, combi boiler, and tiled flooring.

#### **WC**

WC with push flush, pedestal wash basin with mixer tap, part-tiled walls, and tiled floor.

#### **LANDING**

Loft access.

#### **BEDROOM ONE**

8'4 x 12'5 (2.54m x 3.78m)

uPVC double-glazed window and two radiators.

#### **EN-SUITE**

4'9 x 9'3 (1.45m x 2.82m)

Enclosed corner shower cubicle with electric shower, WC with push flush, pedestal wash basin with mixer tap, radiator, part-tiled walls, and wood-effect flooring.

#### **BEDROOM TWO**

12'1 x 12'6 (3.68m x 3.81m)

uPVC double-glazed window and a radiator.

#### **BEDROOM THREE**

9'9 x 7'8 (max) (2.97m x 2.34m (max))

uPVC double-glazed window and a radiator.

#### **BEDROOM FOUR**

8'11 x 7'6 (2.72m x 2.29m)

uPVC double-glazed window and a radiator.

#### **BATHROOM**

4'9 x 9'2 (1.45m x 2.79m)

uPVC double-glazed window, bath with wall-mounted shower, WC with push flush, pedestal wash basin, radiator, built-in cupboard, part-tiled walls, and tile-effect flooring.

#### **EXTERIOR**

Ample off-road parking to the front and a private rear garden.

#### **NOTES**

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

What3Words Location: teardrop.kennels.admits

