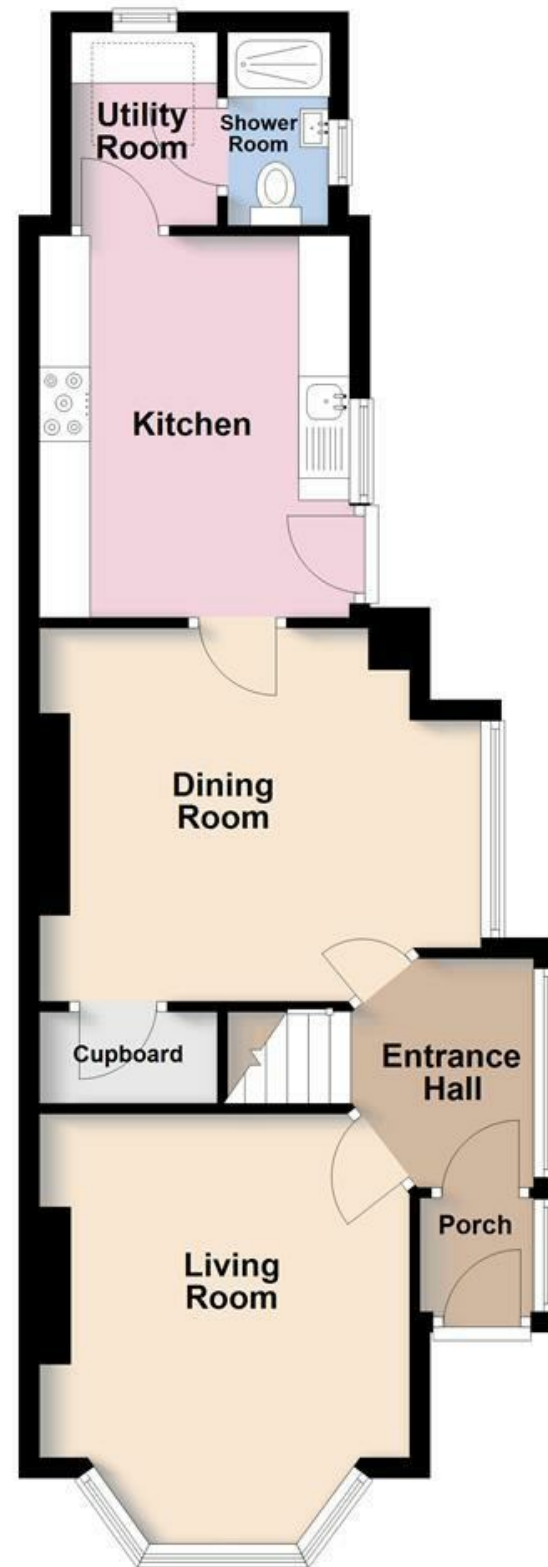
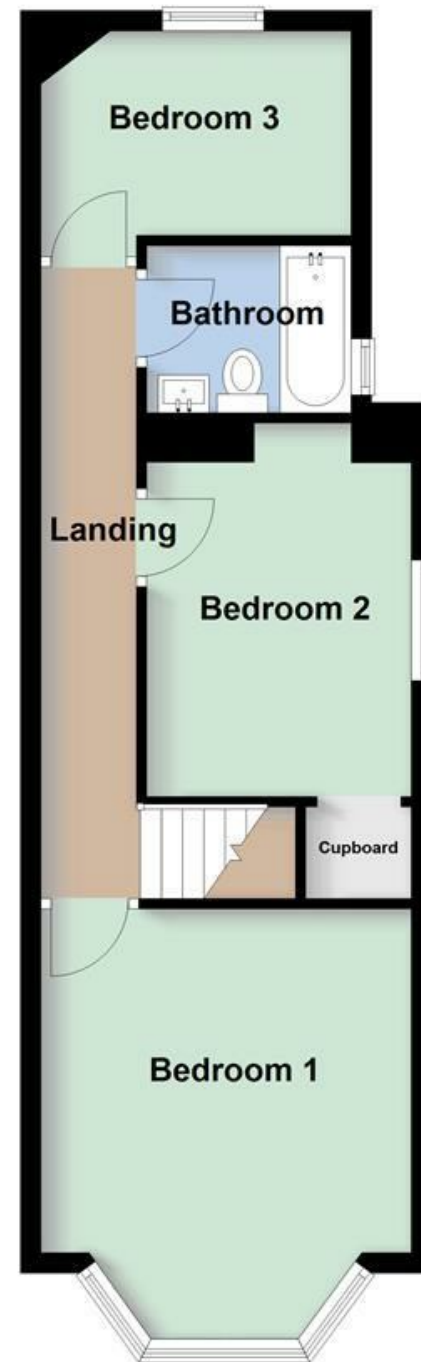


## Ground Floor



## First Floor



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.

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.
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**Wright Marshall**  
Estate Agents

35 HEATH GROVE, BUXTON SK17 9HH

**£290,000**



**NO ONWARD CHAIN** - This **THREE-BEDROOM** Edwardian stone built **SEMI-DETACHED** period property is located in a highly sought after residential area close to the town centre and local amenities. The accommodation includes a porch, hallway, bay-fronted living room, dining room, kitchen, utility room and ground floor shower room. To the first floor there are three bedrooms and a modern bathroom. Externally, there is a **DRIVEWAY** to the front and an enclosed lawn garden to the rear.

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

Composite door and double-glazed windows.

**HALLWAY**

uPVC double-glazed windows, radiator, and stairs to the first floor.



**LIVING ROOM**

13'10" x 11'10" (max) (4.22m x 3.63m (max))  
uPVC double-glazed bay window, gas fire, and radiator.

**DINING ROOM**

12 x 11'11 (3.66m x 3.63m )  
uPVC double-glazed window, gas fire, radiator, and under-stairs cupboard.



**KITCHEN**

12'4 x 9'7 (3.76m x 2.92m )  
uPVC door and double-glazed window, fitted wall and base

units, space for a range cooker, 1.5 bowl sink and drainer with a mixer tap, integral dishwasher, and wood-effect flooring.



**UTILITY ROOM**

7'8 x 4'9 (2.34m x 1.45m)  
uPVC double-glazed window and Velux window, plumbing for a washing machine and dryer with a fitted worktop over, radiator, and tiled flooring.

**SHOWER ROOM**

7'9 x 3'3 (2.36m x 0.99m)  
uPVC double-glazed window, walk-in shower cubicle with a wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, and tiled flooring.



**LANDING**

Access to fully boarded loft spaces via a drop-down ladder.

**BEDROOM ONE**

13'10" x 11'10" (max) (4.22m x 3.63m (max))  
uPVC double-glazed bay window, fitted wardrobes, and radiator.



**BEDROOM TWO**

10'11 x 8'7 (3.33m x 2.62m)  
uPVC double-glazed window, built-in cupboard, and radiator.



**BEDROOM THREE**

6'6 x 9'9 (1.98m x 2.97m)  
uPVC double-glazed window and radiator.



**BATHROOM**

5'4 x 6'5 (1.63m x 1.96m)  
uPVC double-glazed window, bath with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder-style radiator, and tiled flooring.



**EXTERIOR**

To the front of the property is a tarmac driveway, and to the rear is an enclosed lawn garden.



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