



Wright Marshall
Estate Agents

25 RIPON GARDENS, BUXTON SK17 9PL

£170,000

Ground 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.

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A well presented GROUND FLOOR APARTMENT situated within a popular location and benefitting from an ENCLOSED REAR GARDEN. The accommodation comprises a porch, hallway, living room, conservatory, fitted kitchen, TWO BEDROOMS and a bathroom. Externally, the property offers enclosed side and rear gardens featuring a patio seating area, lawn, and well maintained flower beds. The property also benefits from OFF ROAD PARKING FOR THREE VEHICLES.

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HALLWAY

uPVC entrance door, two built in cupboards, and a radiator.

LIVING ROOM

10'9" x 14'2" (3.28m x 4.34m)

Double glazed sliding doors, electric fire, and a radiator.

CONSERVATORY

8'9 x 13'1 (2.67m x 3.99m)

uPVC door, double glazed windows, radiator, and tiled flooring.

KITCHEN

7'10" x 8'7" (2.39m x 2.62m)

uPVC double glazed window, fitted wall and base units, four ring electric hob, integral oven, stainless steel sink with drainer and mixer tap over, and plumbing for a washing machine.

BEDROOM ONE

12'2" x 9'8" (3.71m x 2.95m)

uPVC double glazed windows, fitted wardrobes, and a radiator.

BEDROOM TWO

8'3" x 6'5" (2.54m x 1.98m)

uPVC double glazed windows and a radiator.

BATHROOM

6'5" x 5'10" (1.96m x 1.80m)

uPVC double glazed window, bath with electric shower over, pedestal wash basin, WC, ladder style radiator, part tiled walls, and wood effect flooring.

EXTERIOR

The property offers enclosed side and rear gardens featuring a patio seating area, lawn, and well maintained flower beds. The property also benefits from off road parking for three vehicles.

GARAGE

Up and over electric garage door, light and power, and a service door to the side.

NOTES

Tenure: Leasehold - 999 years from 973

Council Tax Band: B

EPC Rating: TBC

