



Wright Marshall
Estate Agents

15 LANSDOWNE ROAD, BUXTON SK17 6RR

£499,950



NO ONWARD CHAIN - This characterful three bedroom detached home is situated on this highly popular residential road, conveniently located near the centre of Buxton. The property offers well proportioned accommodation throughout comprising an entrance vestibule, hallway, living room, dining room, fitted kitchen, utility room, laundry room, and ground floor WC. To the first floor, there is a landing, three double bedrooms, including a generous principal bedroom, along with a shower room and a separate WC. Externally, the property benefits from a driveway providing off road parking and well maintained gardens to the front, side and rear, along with a detached garage.

MISREPRESENTATION ACT 1967.

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ENTRANCE VESTIBULE

Timber entrance door and tiled flooring.

HALLWAY

Radiator and stairs to the first floor.

LIVING ROOM

14'10 x 14 (4.52m x 4.27m)
uPVC double glazed bay window, uPVC double glazed window to the side and a radiator.

KITCHEN

10'11 x 12'2 (3.33m x 3.71m)
Two uPVC double glazed windows, fitted wall and base units, four ring NEFF electric hob, integral oven and grill, sink and drainer with a mixer tap over, and a radiator.

DINING ROOM

11 x 12'2 (3.35m x 3.71m)
uPVC double glazed bay window, uPVC double glazed window to the side and a radiator.

UTILITY

7'2 x 6'10 (2.18m x 2.08m)
uPVC double glazed window, fitted base units, stainless steel sink and drainer with a mixer tap over, and tiled flooring.

WC

uPVC double glazed window, WC with a push flush, built in cupboard and tiled flooring.

LAUNDRY ROOM

7'2 x 3'5 (2.18m x 1.04m)
uPVC double glazed window, plumbing for a washing machine, Worcester combi boiler, radiator and tiled flooring.

FIRST FLOOR LANDING

uPVC double glazed window and loft access.

BEDROOM ONE

11'2 x 18'10 (3.40m x 5.74m)
uPVC double glazed window, fitted wardrobes, wash basin with a mixer tap over, radiator, and uPVC double glazed double doors leading onto a balcony.

BEDROOM TWO

14'11 x 14 (4.55m x 4.27m)
Three uPVC double glazed windows, fitted wardrobes, wash basin with a mixer tap over, and a radiator.

BEDROOM THREE

11'1 x 12'2 (3.38m x 3.71m)
uPVC double glazed window and a radiator.

SHOWER ROOM

7'2 x 7'7 (2.18m x 2.31m)
uPVC double glazed window, enclosed corner shower cubicle with a wall mounted shower fitment over, wash basin, ladder style radiator, part tiled walls and tiled flooring.

WC

uPVC double glazed window, WC with a push flush, part tiled walls and tiled flooring.

EXTERIOR

The property benefits from a block paved driveway to the side providing

off road parking and access to the detached garage, together with gardens to the front, side and rear, offering a good level of outdoor space.

NOTES

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

