

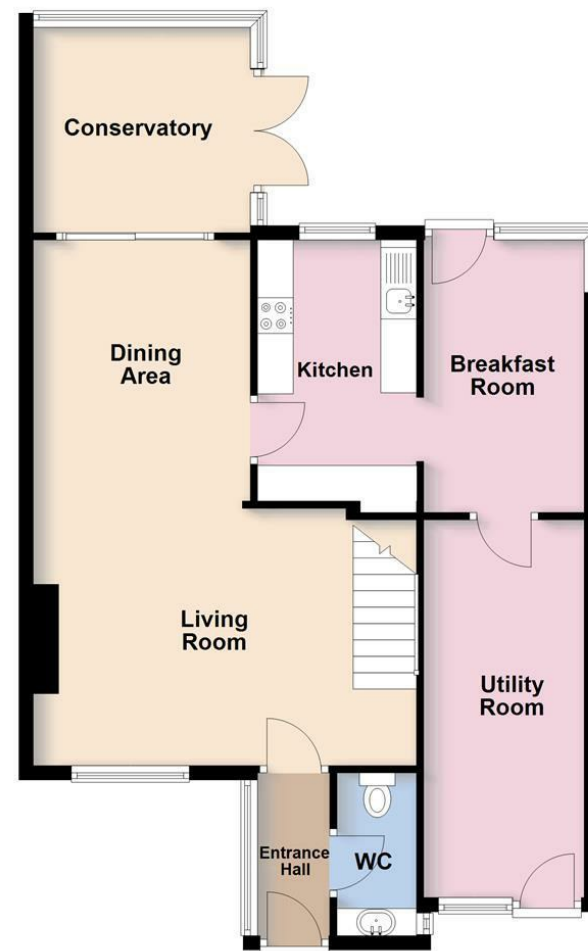


Wright Marshall
Estate Agents

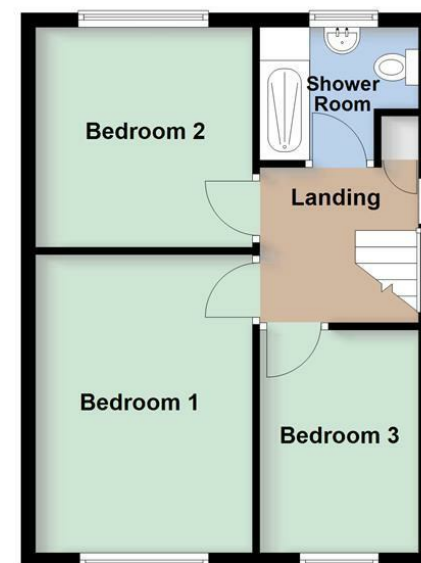
82 DOVEDALE CRESCENT, BUXTON SK17 9BQ

£315,000

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.



Situated within a sought-after area of Buxton, this EXTENDED THREE-BEDROOM SEMI-DETACHED home is located in a popular residential neighborhood and boasts panoramic VIEWS OVER BUXTON. The property is within easy reach of local schools, shops, transport links, and countryside walks. The layout includes an entrance porch, WC, an open-plan living and dining room, a conservatory, and a fitted kitchen with an adjoining breakfast room and separate utility. Upstairs, there are three bedrooms and a shower room. Externally, the property features a paved driveway providing OFF-ROAD PARKING for two vehicles, raised flower beds to the front, and an enclosed rear garden with lawn and patio.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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.



Situated within a sought-after area of Buxton, this EXTENDED THREE-BEDROOM SEMI-DETACHED home is located in a popular residential neighborhood and boasts panoramic VIEWS OVER BUXTON. The property is within easy reach of local schools, shops, transport links, and countryside walks. The layout includes an entrance porch, WC, an open-plan living and dining room, a conservatory, and a fitted kitchen with an adjoining breakfast room and separate utility. Upstairs, there are three bedrooms and a shower room. Externally, the property features a paved driveway providing OFF-ROAD PARKING for two vehicles, raised flower beds to the front, and an enclosed rear garden with lawn and patio.

PORCH

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

WC

uPVC double-glazed window, WC with push flush, wash basin with mixer tap, ladder-style radiator, and wood-effect flooring.

OPEN PLAN LIVING & DINING ROOM

24'2 x 17'7 (7.37m x 5.36m)
uPVC double-glazed window, gas fire, two radiators, stairs to the first floor, and double-glazed sliding doors leading to:



KITCHEN

11'10 x 7'2 (3.61m x 2.18m)
uPVC double-glazed windows, fitted wall and base units, four-ring electric hob, integrated oven, stainless steel sink with mixer tap, built-in fridge, integrated dishwasher, tiled flooring, and opening to:



BREAKFAST ROOM

12'6x 7'5 (3.81mx 2.26m)
uPVC door and double-glazed window, radiator, and tiled flooring.



UTILITY ROOM/STORAGE ROOM

17'4 x 7'4 (5.28m x 2.24m)
uPVC door and double-glazed window, washing machine, freezer, Worcester combi boiler, and ample storage space.

BEDROOM ONE

13'9 x 10'2 (4.19m x 3.10m)
uPVC double-glazed windows, fitted wardrobes, and a radiator.



BEDROOM TWO

10'1 x 10'2 (3.07m x 3.10m)
uPVC double-glazed window and a radiator.



BEDROOM THREE

10'3 x 7'3 (3.12m x 2.21m)
uPVC double-glazed window, fitted wardrobes, and a radiator.



SHOWER ROOM

7'8 x 5'10 (2.34m x 1.78m)
Walk-in shower cubicle, WC, pedestal wash basin, and linoleum flooring.



EXTERIOR

To the front of the property is a paved driveway and raised flower beds. To the rear is an enclosed garden featuring a lawn and patio, flower beds, and space for a garden shed.



CONSERVATORY

9'11 x 9'5 (3.02m x 2.87m)
uPVC double-glazed double doors and windows, radiator, and wood-effect flooring.



NOTES

Tenure: Freehold
Council Tax Band: D
EPC Rating: D