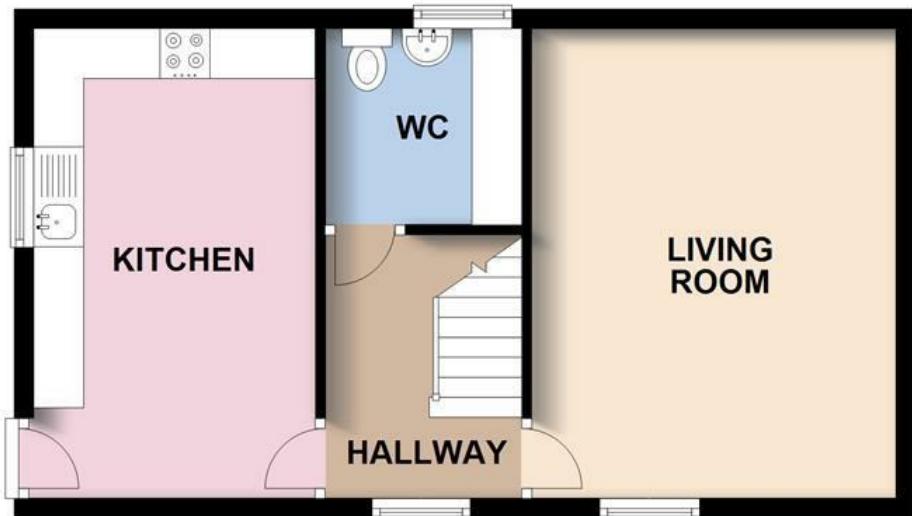
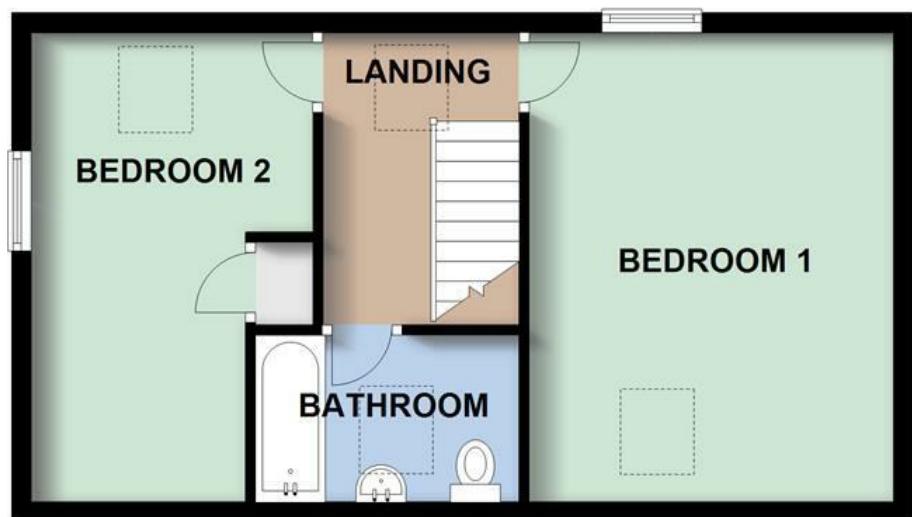




GROUND FLOOR



FIRST FLOOR



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



NO ONWARD CHAIN - This two-bedroom semi-detached former stable on the outskirts of Buxton comprises: a spacious living room and a well-equipped kitchen. It includes a convenient ground floor WC and hallway with stairs to the first floor. Upstairs, there are two double bedrooms, a fitted bathroom, and a landing with a Velux window. Externally, the property boasts a low-maintenance garden, a patio with scenic hill views, and off-road parking for two vehicles.

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.

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LIVING ROOM

15'06 x 12 (4.72m x 3.66m)

Timber framed double glazed window, electric radiator, and wooden flooring.



KITCHEN

15'05 x 9'03 (4.70m x 2.82m)

Timber door, timber framed double glazed window, fitted kitchen units to the base and eye, four ring electrical hob, integral oven, electrical radiator and tiled flooring.

WC

6'05 x 6'05 (1.96m x 1.96m)

Timber framed double glazed window, WC with a push flush, pedestal wash basin with a chrome mixer tap, plumbing for a washing machine and dryer, electric radiator and tiled flooring.



HALLWAY

Timber framed double glazed window, electric radiator, wooden flooring and stairs to the first floor.

LANDING

Velux window and wooden flooring.

BEDROOM ONE

15'06 x 11'11 (4.72m x 3.63m)

Timber framed double glazed window, velux window, electric radiator and wooden flooring.



BEDROOM TWO

15'05 x 9'02 (maximum) (4.70m x 2.79m (maximum))

Timber framed double glazed window, velux window, electric radiator built in cupboard and wooden flooring.

BATHROOM

5'06 x 8'08 (1.68m x 2.64m)

Velux window, bath with a chrome shower fitment, WC with a push flush, pedestal wash basin with a chrome mixer tap, electric radiator, tiled walls and wooden flooring.

EXTERIOR

The property offers a low maintenance garden, patio and off-road parking.

NOTE

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Drainage: Shared septic tank

What3Words Location: twitchy.laughs.barks

