



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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AN EXTENDED TWO BEDROOM property offered for sale with NO ONWARD CHAIN, situated in a popular residential area on the outskirts of Buxton. The accommodation includes a porch, hallway, living room with multi-fuel burner, dining room opening to an extended kitchen, and a ground floor shower room. Upstairs are two double bedrooms and a generous family bathroom. Externally, the property benefits from a tarmac driveway to the front, a further driveway to the rear providing ample off-road parking and access to a DETACHED GARAGE/WORKSHOP with light, power, and an inspection pit, and an enclosed rear garden with patio and lawn.

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PORCH

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

HALLWAY

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

LIVING ROOM

13'3 x 16'5 (4.04m x 5.00m)
Two uPVC double-glazed windows, two built-in cupboards, multi-fuel burner, and a radiator.



DINING ROOM

9'4 x 12'5 (2.84m x 3.78m)
uPVC double-glazed window, radiator, tiled flooring, and opening to the kitchen.



KITCHEN

16'3 x 9'4 (4.95m x 2.84m)
uPVC double-glazed double doors and two double-glazed windows, a range of fitted wall, base, and full-height units, four-ring gas hob with extractor hood over, integral oven and microwave, 1.5 bowl sink with mixer tap, integral dishwasher, plumbing for a washing machine, and tiled flooring.



SHOWER ROOM

9'4 x 3'5 (2.84m x 1.04m)
uPVC double-glazed window, walk-in shower cubicle with wall-mounted shower, pedestal wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls, and tiled flooring.



FIRST FLOOR LANDING

uPVC double-glazed windows and loft access.

BEDROOM ONE

10'3 x 13'3 (3.12m x 4.04m)
uPVC double-glazed window, built-in cupboard, and a radiator.



BEDROOM TWO

12'4 x 9'1 (3.76m x 2.77m)
uPVC double-glazed window and a radiator.



BATHROOM

9'1 x 6'11 (2.77m x 2.11m)
uPVC double-glazed window, bath with mixer tap, walk-in shower cubicle with wall-mounted shower, pedestal wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls, and tiled flooring.



EXTERIOR

To the front is a tarmac driveway with parking for two vehicles. To the rear is an enclosed garden with a patio and lawn, along with a gated driveway leading down to the detached garage/workshop.



GARAGE / WORKSHOP

25'7 x 16'11 (7.80m x 5.16m)
Double garage doors, two uPVC double-glazed windows, sliding door to the rear, light and power, and an inspection pit.



NOTES

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