



Wright Marshall
Estate Agents

6 FRIAR GROVE, BUXTON SK17 9EN

£150,000

Ground Floor



First Floor



NO ONWARD CHAIN INVOLVED. A spacious semi detached property situated within a cul-de-sac location and requiring some modernisation. Comprising; hallway, downstairs WC, lounge, dining room, fitted kitchen with walk in pantry, **THREE GOOD SIZED BEDROOMS** and bathroom. Externally there are gardens to both front and rear together with a detached storage outhouse.

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GROUND FLOOR

ENTRANCE HALLWAY

Stairs to first floor, entrance door, wall heater.

DOWNSTAIRS WC

Low level WC, frosted window, tiled flooring.

LOUNGE

14'2 x 11'1 (4.32m x 3.38m)

Fireplace with wooden surround, marble effect hearth and back with electric fire, double glazed window, wall heater.



DINING ROOM

10'10 x 9'11 (3.30m x 3.02m)

Double glazed window, picture rail, wall heater.



KITCHEN

11'3 x 6'6 (3.43m x 1.98m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for cooker, space for fridge/freezer, double glazed window, stable door to garden, tiled flooring, door to;



WALK IN PANTRY

6'7 x 4'2 (2.01m x 1.27m)

Window to rear, tiled flooring and shelving.

FIRST FLOOR

LANDING

Access to roof void, double glazed window.

BEDROOM ONE

14'2 x 12'0 into robes (4.32m x 3.66m into robes)

Fitted wardrobe, wall heater, double glazed window.



BEDROOM TWO

10'11 x 9'11 (3.33m x 3.02m)

Double glazed window, wall heater.



BEDROOM THREE

11'4 x 6'7 (3.45m x 2.01m)

Double glazed window, wall heater.



BATHROOM

Cast iron bath with shower fittings over, low level WC, wash hand basin, part tiled walls, frosted double glazed window, airing cupboard with hot water cylinder.



EXTERNALLY

To the front of the house there is an enclosed garden, laid to lawn with gated entrance (offering the potential to create off road parking subject to consent).

The rear of the property has a patio leading to the main garden, laid to lawn with enclosed boundaries and detached storage outhouse with windows.



VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

SERVICES

Mains services are connected to the property.