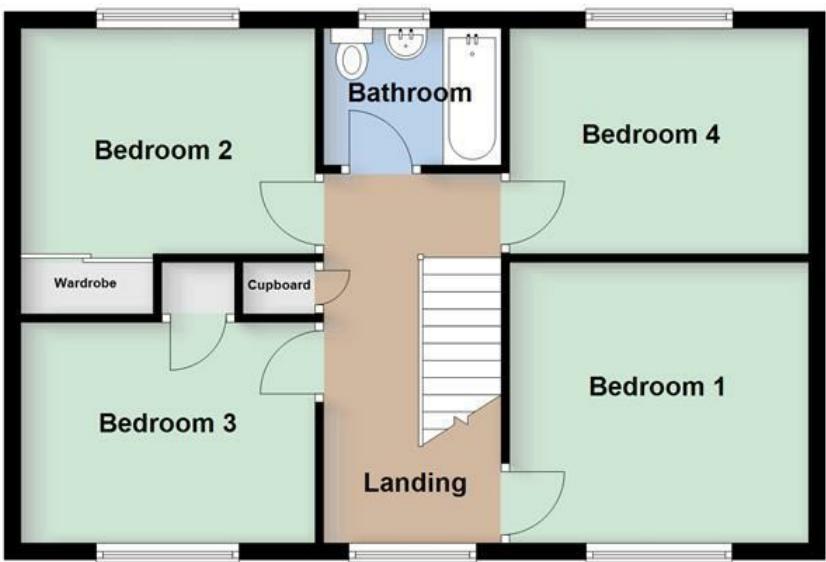




Ground Floor



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.



NO ONWARD CHAIN. This spacious FOUR-BEDROOM DETACHED HOME occupies a GENEROUS CORNER PLOT on a sought-after cul-de-sac close to Buxton town centre. The property is just a SHORT DISTANCE FROM THE TOWN CENTRE, Opera House, and Pavilion Gardens, offering easy access to local amenities and transport links. It offers excellent potential and would benefit from modernisation throughout. Accommodation includes an entrance hallway, spacious living room, separate dining room, fitted kitchen, utility room, and ground floor WC. To the first floor, there are four double bedrooms along with a family bathroom. Additional features include an INTEGRAL GARAGE and OFF-ROAD PARKING for up to four vehicles, and a large enclosed rear garden.

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MISREPRESENTATION ACT 1967.

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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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HALLWAY

uPVC door, radiator, understairs storage, and stairs to the first floor.

LIVING ROOM

20'4 x 11'10 (6.20m x 3.61m)

uPVC double glazed windows to the front and rear, gas fire, and two radiators.



DINING ROOM

8'11 x 10'10 (2.72m x 3.30m)

uPVC double glazed window and a radiator.



KITCHEN

13'9 x 7'10 (4.19m x 2.39m)

uPVC double glazed window, fitted wall and base units, four-ring gas hob and integral oven, stainless steel sink and drainer with mixer tap over, built-in cupboard, and a radiator.



BEDROOM TWO

8'11 x 11'10 (2.72m x 3.61m)

uPVC double glazed window, built-in wardrobe, and a radiator.



BEDROOM THREE

8'11 x 11'9 (2.72m x 3.58m)

uPVC double glazed window, built-in wardrobe, and a radiator.



BEDROOM FOUR

8'4 x 12 (2.54m x 3.66m)

uPVC double glazed window and a radiator.



BATHROOM

5'5 x 7'1 (1.65m x 2.16m)

uPVC double glazed window, bath with wall-mounted shower fitment over, WC, pedestal wash basin, radiator, and tiled walls.



EXTERIOR

To the front is a tarmac driveway providing ample off-road parking and access to the garage. To the rear is a large private enclosed garden featuring a patio, established flower beds, pond, and walkways.



NOTES

Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC