



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

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**Wright Marshall**  
Estate Agents

45 MARKET STREET, BUXTON, SK17 6LF

**£260,000**



Set over three floors, this spacious four-bedroom mid-terrace is ideally situated close to the town centre and within easy reach of local amenities, schools, and transport links. The accommodation comprises an entrance vestibule and hall, a bay-fronted living room, a dining room, and a fitted kitchen. To the first floor are two well-proportioned double bedrooms and a family bathroom, while the second floor offers two further double bedrooms. Externally, there is an enclosed courtyard to the rear providing a private outdoor space.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**

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

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ENTRANCE VESTIBULE

Entrance door.

HALLWAY

Radiator and stairs to the first floor.

LIVING ROOM

14'7 12'7 ( max) (4.45m 3.84m ( max) )  
uPVC double glazed bay window, open fireplace, radiator, and wood-effect flooring.



DINING ROOM

14'2 x 13'5 (4.32m x 4.09m)  
uPVC double glazed window, open fireplace, radiator, wood-effect flooring, and access to the cellar.



KITCHEN

12'1 x 7 (3.68m x 2.13m)  
uPVC door and two double glazed windows, fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink and drainer with mixer tap over, and an Alpha combi boiler.



FIRST FLOOR LANDING

Radiator and stairs to the second floor.

BEDROOM ONE

12 x 17'2 (3.66m x 5.23m)  
Two uPVC double glazed windows and a radiator.



BEDROOM TWO

14'4 x 10'8 (4.37m x 3.25m)  
uPVC double glazed window and a radiator.



BATHROOM

11'11 x 7 (3.63m x 2.13m)  
uPVC double glazed window, panelled bath, enclosed shower cubicle with wall-mounted shower fitment, WC, pedestal wash basin, radiator, and part-tiled walls.



SECOND FLOOR LANDING

Velux window.

BEDROOM THREE

12 x 17'2 (3.66m x 5.23m)  
uPVC double glazed window and a radiator.



BEDROOM FOUR

13'8 x 11'4 (4.17m x 3.45m)  
uPVC double glazed Velux window and a radiator.



CELLARS

7'9 x 7'5 & 11 x 9'2 (2.36m x 2.26m & 3.35m x 2.79m)  
Light and power.

EXTERIOR

To the rear is an enclosed courtyard.



NOTES

Tenure: Freehold  
Coucil Tax: B  
EPC Rating: E