



Wright Marshall
Estate Agents

13 VICTORIA PARK ROAD, BUXTON SK17 7PU

£259,500



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.



A SUPERBLY PRESENTED STONE BUILT END OF TERRACE situated in a convenient location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Spanning four floors, the property features an entrance vestibule, a spacious living room, a dining room opening to a fitted kitchen, and **THREE BEDROOMS**, including a top floor suite with a dressing room and EN SUITE, plus a fitted bathroom. The lower ground floor offers a games room, storage, and an **INTEGRAL GARAGE**. Externally, there is a low maintenance rear garden.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

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ENTRANCE VESTIBULE

Composite door entrance door, glazed internal door to;

LIVING ROOM

11'11 x 14'3 (3.63m x 4.34m)

uPVC double glazed bay window, multi fuel burner, and an electric wall mounted heater



DINING ROOM

12'5 x 10'10 (3.78m x 3.30m)

Built in cupboard, radiator, and stairs to both the first floor and the lower ground floor.



FITTED KITCHEN

8'5 x 13'11 (2.57m x 4.24m)

uPVC door and two double glazed windows, a range of fitted wall and base units with a wooden worktop over, four ring gas hob with an extractor fan above, integrated oven, ceramic sink with a mixer tap, plumbing for a washing machine, integrated dishwasher, and wood effect flooring.



FIRST FLOOR LANDING

Radiator and stairs to the second floor.

BEDROOM ONE

11'11 x 15'1 (3.63m x 4.60m)

uPVC double glazed window, fitted wardrobes, and a radiator.



BEDROOM TWO

12'6 x 8'8 (3.81m x 2.64m)

uPVC double glazed window and a radiator.



FITTED BATHROOM

8'8 x 7'7 (max) (2.64m x 2.31m (max))

uPVC double glazed window, P shaped bath with a wall mounted shower fitment, WC with a push flush, wash basin with a mixer tap, radiator, tiled walls, and wood effect flooring.



SECOND FLOOR

BEDROOM THREE

9'7 x 9 (max) (2.92m x 2.74m (max))

Double glazed Velux window and a radiator.



DRESSING ROOM / STUDY

21'4 x 10'10 (max) (6.50m x 3.30m (max))

Double glazed Velux window.



EN-SUITE

10'4 x 3'10 (3.15m x 1.17m)

Enclosed shower cubicle with an electric shower fitment, WC with a push flush, pedestal wash basin, part tiled walls, and tile effect flooring.



LOWER GROUND FLOOR

Built in store room

CELLAR / GAMES ROOM

11'8 x 10'11 (3.56m x 3.33m)

Light and power points



GARAGE

10'2 x 13'4 (3.10m x 4.06m)

Up and over garage door, light, and power.

EXTERNALLY

To the front of the house are steps to the front door together with access to the garage.

The rear of the property benefits from an enclosed garden with fenced surround.

