



Wright Marshall
Estate Agents

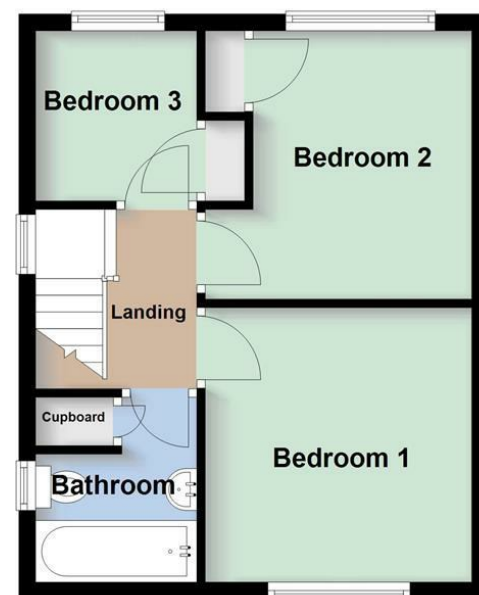
16 HEREFORD ROAD, BUXTON SK17 9PG

£200,000

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.

MISREPRESENTATION ACT 1967.

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NO VENDOR CHAIN - Located in a popular residential area, this **THREE-BEDROOM SEMI-DETACHED** home offers excellent potential and requires modernisation throughout. The ground floor comprises an entrance hallway, a spacious living room with a dining area, kitchen, and conservatory. The first floor provides three bedrooms and a fitted bathroom. Externally, the property benefits from **OFF-ROAD PARKING, GARAGE**, and front and rear gardens.

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HALLWAY

uPVC door and window, airing cupboard housing the meters, and stairs to the first floor.

LIVING ROOM

14'1 x 21'7 (4.29m x 6.58m)
uPVC double-glazed window, radiator, and uPVC sliding doors leading into the conservatory.



KITCHEN

8'8 x 8'5 (2.64m x 2.57m)
Door and window, range of fitted base and wall units, four-ring electric hob, integrated oven, stainless steel sink and drainer, plumbing for a washing machine, and built-in under-stairs storage cupboard.



CONSERVATORY

7 x 7'2 (2.13m x 2.18m)
uPVC double glazed windows and door leading to the rear garden.



FIRST FLOOR LANDING

uPVC double glazed window and loft access.

BEDROOM ONE

10'9 x 10'8 (3.28m x 3.25m)
uPVC double-glazed window.



BEDROOMS TWO

10'8 x 8'7 (3.25m x 2.62m)
uPVC double-glazed window and a built-in cupboard.



BEDROOMS THREE

6'8 x 6'5 (2.03m x 1.96m)
uPVC double-glazed window and a built-in cupboard.



BATHROOM

8 x 6'4 (max) (2.44m x 1.93m (max))
uPVC double glazed window, bath with wall mounted shower fixture, pedestal wash basin, WC, and built-in cupboard.



GARAGE

18'6 x 8'9 (5.64m x 2.67m)
Light and power.

EXTERIOR

To the front of the property, there is a lawn and a tarmac driveway running down the side of the property, leading to the garages. The rear offers a lawned garden and a patio.



NOTES

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