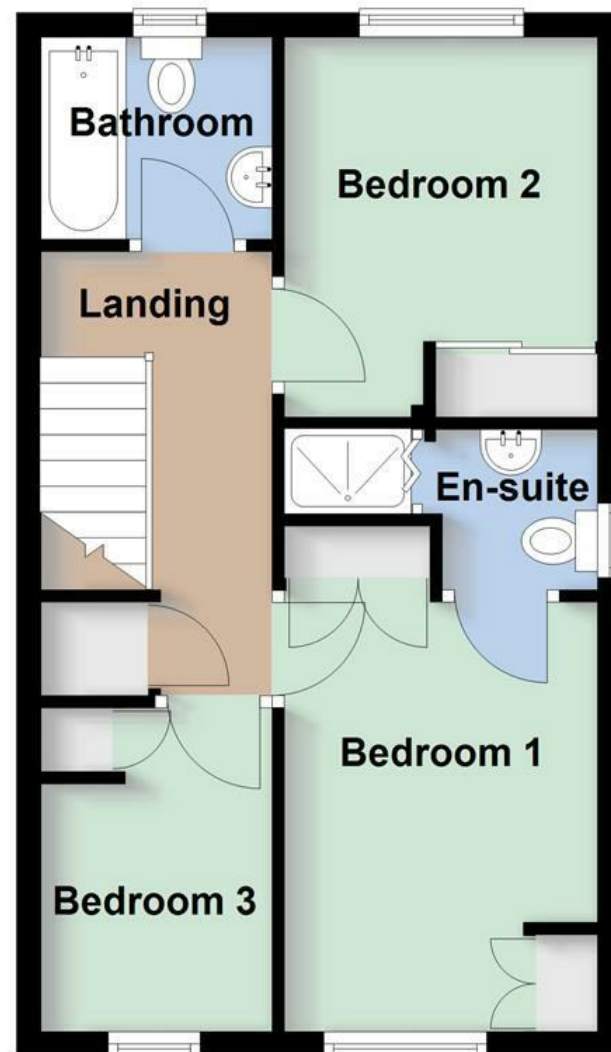


Ground Floor



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.



For sale by Modern Method of Auction - NO ONWARD CHAIN. Well-presented THREE BEDROOM modern SEMI DETACHED home offers spacious accommodation, OFF-ROAD PARKING, and an enclosed garden. The property comprises an entrance hallway, living room, a generous kitchen diner with integrated appliances and double doors leading to the rear garden, and a ground floor WC. Upstairs, there are three bedrooms, including a main bedroom with EN-SUITE, plus a family bathroom. Externally, there is a tarmac driveway to the front and an enclosed rear garden with a lawn, paved patio area, and space for a garden shed. Situated on the outskirts of Buxton,

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

For sale by Modern Method of Auction - Situated on the outskirts of Buxton, this well-presented THREE BEDROOM modern SEMI DETACHED home offers spacious accommodation, OFF-ROAD PARKING, and an enclosed garden. Offered to the market with NO ONWARD CHAIN, the property comprises an entrance hallway, living room, a generous kitchen diner with integrated appliances and double doors leading to the rear garden, and a ground floor WC. Upstairs, there are three bedrooms, including a main bedroom with en suite, plus a family bathroom. Externally, there is a tarmac driveway to the front and an enclosed rear garden with a lawn, paved patio area, and space for a garden shed.

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

HALLWAY

Composite entrance door, radiator, wood-effect flooring, and stairs to the first floor.

LIVING ROOM

16'1 x 11'9 (4.90m x 3.58m)
Two UPVC double glazed windows, radiator, and wood-effect flooring.



KITCHEN DINER

10'5 x 15 (3.18m x 4.57m)
UPVC double glazed double doors and a window to the rear. Fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink and drainer with mixer tap, integrated fridge freezer, washing machine, and dishwasher. Radiator, under-stairs storage cupboard, and wood-effect flooring.



LANDING

Built-in cupboard, radiator, and loft access.

BEDROOM ONE

11'8 x 8'4 (3.56m x 2.54m)
UPVC double glazed window, two built-in wardrobes, and a radiator.



EN SUITE

4'4 x 8'4 (max) (1.32m x 2.54m (max))
UPVC double glazed window, walk-in shower cubicle with wall-mounted electric shower, pedestal wash basin with mixer tap, WC with push flush, radiator, tiled walls, and wood-effect flooring.



BEDROOMS TWO

10'1 x 8'5 (3.07m x 2.57m)
UPVC double glazed window, built-in wardrobe, and radiator.



BEDROOM THREE

8'8 x 6'3 (2.64m x 1.91m)
uPVC double glazed window, built-in wardrobe, and radiator.



BATHROOM

6'2 x 5'5 (1.88m x 1.65m)
UPVC double glazed window, bath with wall-mounted shower over, pedestal wash basin with mixer tap, WC with push flush, radiator, part-tiled walls, and wood-effect flooring.



EXTERIOR

To the front of the property is a tarmac driveway providing off-road parking. To the rear is an enclosed garden with a paved patio area, lawn, and space for a garden shed.



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