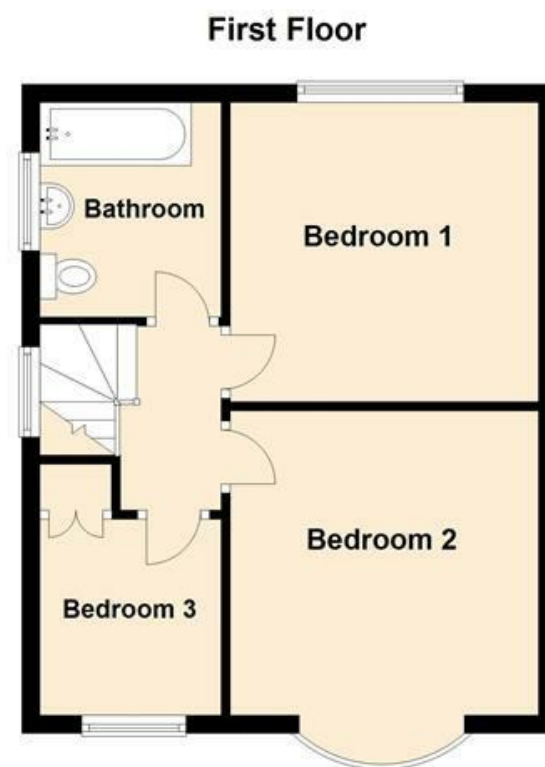




Wright Marshall
Estate Agents

61 VICTORIA PARK ROAD, BUXTON SK17 7PR

ASKING PRICE £225,000



VIEWING HIGHLY RECOMMENDED. An **EXTENDED SEMI-DETACHED** bay fronted property situated within a popular location. Offering **WELL PRESENTED ACCOMMODATION** including; spacious hallway, lounge, dining room, fitted kitchen and utility room, **THREE BEDROOMS**, fitted bathroom. Attached **GARAGE** and driveway parking. Garden frontage and enclosed rear garden.

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SPACIOUS ENTRANCE HALLWAY

14'11 x 6'7 (4.55m x 2.01m)
Double glazed entrance door, part tiled flooring, part wood effect flooring, stairs to first floor, fitted storage cupboard, radiator, ceiling coving.



LOUNGE

12'4 x 11'3 into bay (3.76m x 3.43m into bay)
Double glazed bay window, radiator, fireplace with wooden surround, living flame gas fire with tiled hearth and back, picture rail.



DINING ROOM

11'11 x 11'3narrowing to 9'5 (3.63m x 3.43mnarrowing to 2.87m)
Double glazed window, radiator, picture rail, ceiling coving, wood effect flooring.



FITTED KITCHEN

8'7 x 7'10 (2.62m x 2.39m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, space for fridge/freezer, fitted dishwasher, double glazed window, tile effect flooring, ceiling coving, double glazed door leading to;



UTILITY ROOM

9'9 x 7'6 (2.97m x 2.29m)
Wall and base mounted units, space for washing machine and tumble dryer, wall mounted central heating boiler, tiled flooring, double glazed French doors to garden, door to garage.

FIRST FLOOR LANDING

Ceiling coving, frosted double glazed window.

BEDROOM ONE

11'10 x 11'2 (3.61m x 3.40m)
Double glazed window, radiator, ceiling coving.



BEDROOM TWO

12'8 x 11'2 into bay and robes (3.86m x 3.40m into bay and robes)
Double glazed bay window, fitted wardrobes, radiator, access to roof void.



BEDROOM THREE

7'1 x 6'8 (2.16m x 2.03m)
Double glazed window, radiator, built in cupboard with hanging space.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, part tiled walls, heated towel rail, wood effect flooring.



EXTERNALLY

To the front of the house there is a driveway providing off road parking and leading to the attached garage. There is a low maintenance garden frontage with partial hedgerow surround and borders.

The rear of the property offers an enclosed patio garden with enclosed boundaries.

