

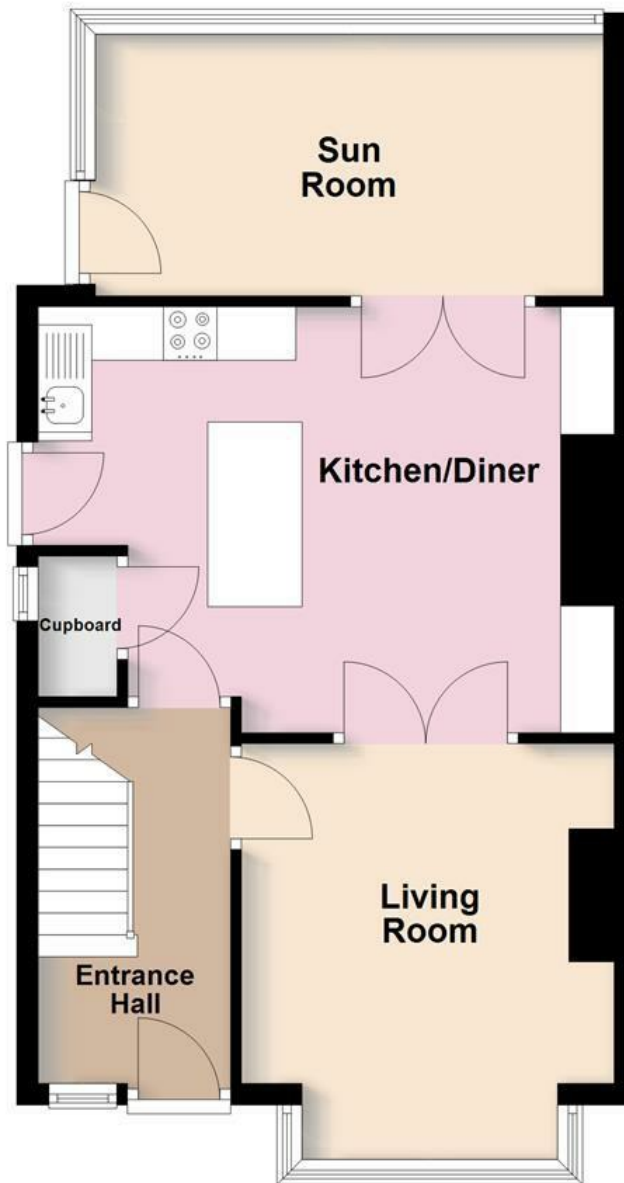


Wright Marshall
Estate Agents

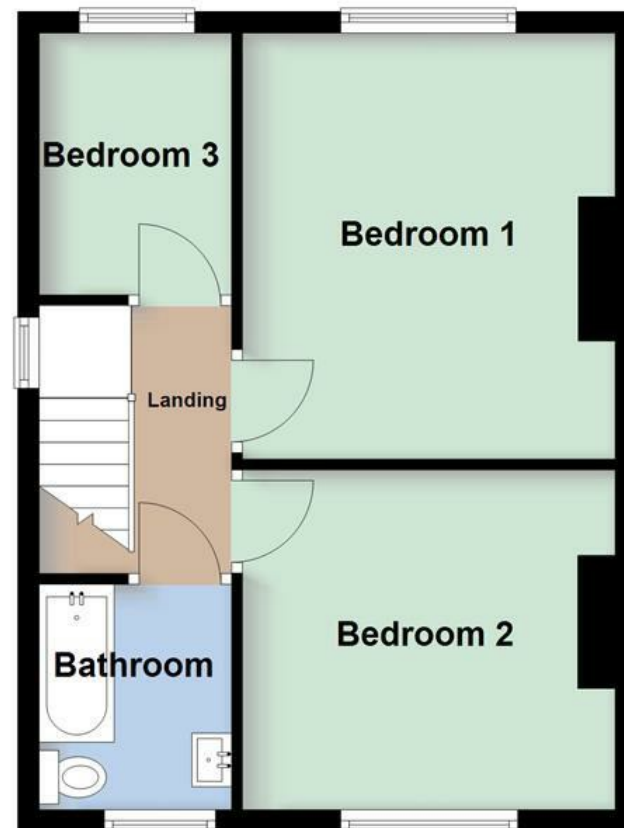
13 WINDSOR PARK ROAD, BUXTON SK17 7NP

£275,000

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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This well-presented THREE-BEDROOM SEMI-DETACHED home is located on a popular residential road and comprises an entrance hall, bay-fronted living room, and a spacious open-plan dining kitchen with a central island, built-in utility cupboard, and double doors leading to the sun room. Upstairs, there are three well-proportioned bedrooms, including two doubles, and a modern family bathroom. Externally, the property benefits from OFF-ROAD PARKING, a GARAGE, and an ENCLOSED REAR GARDEN.

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HALLWAY

Composite door and double-glazed window, radiator, wooden flooring, and stairs to the first floor.

LIVING ROOM

12'9 x 11'5 (3.89m x 3.48m)
uPVC double-glazed bay window, gas fire, radiator, and wooden flooring.



DINING KITCHEN

13 x 17'6 (3.96m x 5.33m)
uPVC door, fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink and drainer with a mixer tap over, kitchen island with wooden worktops, radiator, gas fire, wooden flooring, built-in cupboard with plumbing for a washing machine, and double doors to the:



CONSERVATORY

8 x 15'6 (2.44m x 4.72m)
uPVC door and double-glazed window, radiator, and wooden flooring.



LANDING

uPVC double-glazed window.

BEDROOM ONE

13 x 11'5 (3.96m x 3.48m)
uPVC double-glazed window, radiator, and loft access.



BEDROOMS TWO

10'4 x 11'5 (3.15m x 3.48m)
uPVC double-glazed window and a radiator.



BEDROOMS THREE

7'10 x 5'11 (2.39m x 1.80m)
uPVC double-glazed window and a radiator.



BATHROOM

6'9 x 5'9 (2.06m x 1.75m)
uPVC double-glazed window, bath with wall-mounted shower fitment over, WC with push flush, wash basin with mixer tap over, ladder-style radiator, tiled walls and flooring.



EXTERIOR

To the front is a tarmac driveway and an artificial grass lawn. To the rear is an enclosed, low-maintenance garden.



GARAGE

Up-and-over garage door, with light and power.



NOTES

Tenure: Leasehold - 999 years from 1901
Council Tax Rating: C
EPC Rating: C