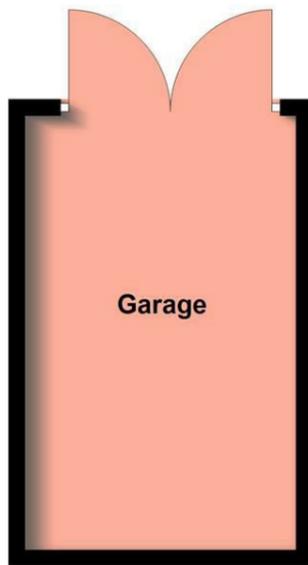


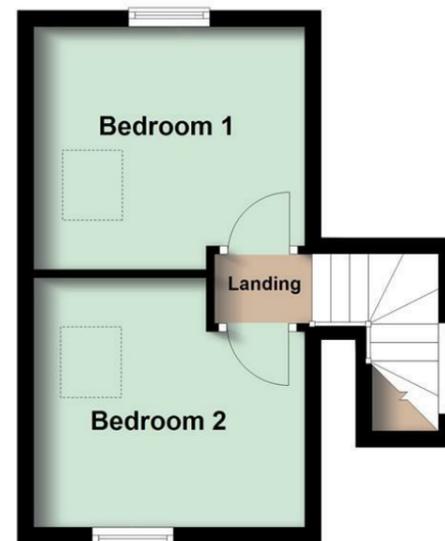
Lower Ground Floor



Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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.

Currently run as a successful holiday let and offered to the market with NO ONWARD CHAIN, this well presented TWO BEDROOM PROPERTY IS LOCATED IN THE CENTRE OF BUXTON, offering excellent access to local amenities and transport links. The accommodation comprises an entrance hallway, an open plan living room and kitchen, a ground floor bathroom, and two double bedrooms to the first floor. Externally, the property benefits from a PARKING SPACE FOR ONE VEHICLE AND GARAGE, with a double door, light and power, with access from West Road.

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### HALLWAY

Timber entrance door, underfloor heating, and stairs to the first floor.

### LIVING ROOM

13'2 x 10'11 (4.01m x 3.33m)

Double-glazed window, built-in cupboard with plumbing for a washing machine and housing the combi boiler, wooden flooring with underfloor heating, and open to:



### KITCHEN AREA

5'1 x 9'3 (1.55m x 2.82m)

Thermally broken aluminium double-glazed window, fitted wall and base units, space for a cooker, stainless steel sink and drainer with mixer tap, wooden flooring with underfloor heating, and a skylight.



### BATHROOM

6'2 x 5'10 (1.88m x 1.78m )

Double-glazed sash window, bath with wall-mounted shower fitment over, WC with push flush, pedestal wash basin with mixer tap, ladder-style radiator, part-tiled walls, and limestone tiled flooring with underfloor heating.



### FIRST FLOOR LANDING

Thermally broken aluminium double-glazed window and radiator.



### BEDROOM ONE

10'2 x 12 (3.10m x 3.66m )

Double-glazed windows, radiator, and a double-glazed Velux window.



### BEDROOM TWO

10'1 x 11'6 (3.07m x 3.51m)

Double-glazed sash window, radiator, and a double-glazed Velux window.



### EXTERIOR

The property offers a parking space for one vehicle.

### GARAGE

Double garage door, with light and power.

### NOTES

Tenure: Freehold

EPC Rating: C

What3Words Location: rather.will.simulates

