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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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For sale by Modern Method of Auction - NO ONWARD CHAIN. A SPACIOUS THREE-BEDROOM DETACHED HOUSE set on a quarter-acre plot with strong potential for development (subject to consent) or as a family home. Originally built for ICI in the 1960s, the property offers well-proportioned accommodation comprising a hallway with parquet flooring, two reception rooms, and a good-sized kitchen diner. Upstairs are three bedrooms, a bathroom, and a separate WC. The house benefits from uPVC double glazing and gas central heating. Outside, there is a GATED DRIVEWAY, DETACHED GARAGE, and generous gardens to the front and rear. The front garden includes mature trees and planting, while the rear garden is spacious with lawn and patio. Conveniently positioned for transport links to Buxton town centre and the Peak District National Park, this is a rare opportunity in a popular location, offering excellent scope to improve or develop.

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**HALLWAY**

Timber entrance door, radiator, built-in cupboard, parquet flooring, understairs cupboard, and stairs to the first floor.

**LIVING ROOM**

15'1" x 12'7" (max) (4.62m x 3.86m (max))  
uPVC double-glazed bay window, electric fire with with a open fireplace behind and brick surround and wooden mantel, built-in cupboards, radiator, and parquet flooring.



**SITTING ROOM**

12'5" x 12'0" (max) (3.81m x 3.68m (max))  
uPVC double-glazed window, two mullion windows, gas fire with an open fireplace behind, radiator, and a glazed timber door leading to the rear garden.



**KITCHEN DINER**

11'10" x 16'6" (max) ( 3.63m x 5.05m (max))  
Two uPVC double-glazed windows, fitted wall and base units, four-ring electric hob, integrated oven and grill, plumbing for a washing machine, and radiator.



**REAR HALL**

Double-glazed timber door to the rear garden.

**STORE ROOM**

6'0" x 3'4" (1.83m x 1.02m)  
Housing the gas central heating boiler.

**LANDING**

uPVC double-glazed stained glass window, built-in cupboard, and loft access.

**BEDROOM ONE**

13'3" x 17'5" (max) (4.04m x 5.33m (max))  
uPVC double-glazed window, fitted wardrobes, and radiator.



**BEDROOM TWO**

11'10" x 12'7" ( 3.63m x 3.84m)  
uPVC double-glazed window and radiator.



**BEDROOM THREE**

14'2" x 7'10" ( 4.32m x 2.41m)  
Two uPVC double-glazed windows, radiator, and loft access.



**BATHROOM**

9'3" x 6'7" ( 2.82m x 2.01m)  
Two uPVC double-glazed windows, bath with electric shower over, pedestal wash basin, and part-tiled walls.



**WC**

uPVC double-glazed window, WC, and part-tiled walls.

**EXTERIOR**

To the front of the property is a spacious gated driveway and lawn, with established trees and mature flower borders, offering access to the detached garage. To the rear is a generously sized lawned garden with a patio area



**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.