



Wright Marshall
Estate Agents

42 DOVEDALE CRESCENT, BUXTON SK17 9BH

£315,000



MISREPRESENTATION ACT 1967.

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Situated within a sought after area of Buxton, this THREE BEDROOM EXTENDED SEMI-DETACHED home has been fully refurbished by the current owners. Internally, the property comprises a porch, L shaped living room with dining area, separate dining room/study, breakfast room, fitted kitchen, three bedrooms, and a modern bathroom. Externally, the property boasts ample off-road parking, a garage, and both front and rear gardens.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | www.wrightmarshall.co.uk

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PORCH

Composite door and double glazed window, built in cupboard and wood effect flooring.

LIVING ROOM & DINING AREA

22'6 x 13'8 (max) (6.86m x 4.17m (max))
UPVC double glazed window, x2 radiators, wood effect flooring, and stairs to the first floor.



DINING ROOM / STUDY

10'5 x 8'6 (3.18m x 2.59m)
UPVC double glazed sliding doors, radiator, and wood effect flooring.

BREAKFAST ROOM

9'6 x 7'6 (2.90m x 2.29m)
UPVC double-glazed window, radiator, under stairs storage cupboard, tiled flooring, and open to the kitchen.



KITCHEN

10"10 x 7'5 (3.05m'3.05m x 2.26m)
UPVC door and double glazed window, fitted wall and base units with a wood effect worktop over, four-ring gas hob with an extractor fan over, integral oven, stainless steel sink and drainer with a mixer tap over, integral dishwasher and washing machine, radiator, and tiled flooring.



LANDING

UPVC double glazed window and access to the boarded out loft space.

BEDROOM ONE

12'4 x 10'9 (max) (3.76m x 3.28m (max))
UPVC double glazed window, built in wardrobe, and a radiator.



BEDROOM TWO

10'7 x 10'9 (3.23m x 3.28m)
UPVC double glazed window and a radiator.



BEDROOM THREE

8'9 x 8'1 (max) (2.67m x 2.46m (max))
UPVC double glazed window, built in wardrobe and cupboard, and a radiator.



BATHROOM

5'4 x 6'2 (1.63m x 1.88m)
UPVC double-glazed window, panelled bath with a wall-mounted shower attachment, WC with a push flush, wash basin with a mixer tap over, ladder-style radiator, tiled walls, and tiled flooring.



EXTERIOR

To the front of the property is a tarmac driveway with parking for 2/3 cars and a lawned garden. To the rear is an enclosed garden consisting of a patio and a lower lawn.



GARAGE

Up and over door as well as light and power.



NOTES

This property is understood to be FREEHOLD, subject to verification by a solicitor.
Council Tax Band: D
EPC Rating: C