

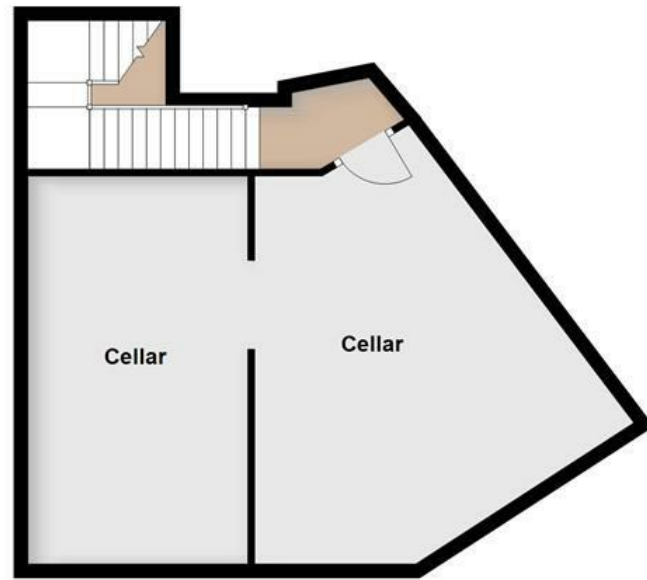


Wright Marshall  
Estate Agents

27 HARDWICK SQUARE SOUTH, BUXTON  
SK17 6QA

£300,000

Basement



First Floor



Ground Floor



Second 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.



A DECEPTIVELY SPACIOUS AND VERSATILE FOUR/FIVE BEDROOM END TERRACE property offering OVER 2,000 SQ FT of accommodation across three floors. The property comprises a large open plan kitchen and living area to the ground floor. The first floor offers three bedrooms and a shower room. The second floor, currently operating as a holiday let, features two bedrooms (one currently used as a sitting room), a fitted kitchen, and a bathroom. Further benefits include sash windows throughout, a GOOD-SIZED CELLAR with light and power, and OFF-ROAD PARKING for one vehicle. Ideally located just a short walk from BUXTON TOWN CENTRE.

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**OPEN PLAN LIVING AREA & KITCHEN**

18 x 26'9 (max) (5.49m x 8.15m (max))  
Timber entry door, 5 windows, fitted wall and base units, four-ring electric hob, integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, two radiators, built-in cupboard, wood effect flooring, and double external doors.



**REAR HALL**

External door, stairs leading to both the cellar and first floor.

**FIRST FLOOR LANDING**

Two sash windows, stairs to the second floor.

**BEDROOM ONE**

9 x 15'5 (2.74m x 4.70m)  
Sash bay window, ordinary sash window, radiator, and wood effect flooring.



**BEDROOM TWO**

13'4 x 11'6 (max) (4.06m x 3.51m (max))  
Sash window, radiator, and wood effect flooring.



**BEDROOM THREE**

12'5 x 12 (max) (3.78m x 3.66m (max))  
Sash window, radiator, and wood effect flooring.



**SHOWER ROOM**

Walk-in shower cubicle with an electric shower fitment over, WC with push flush, wash basin, radiator, part-tiled walls, and wood effect flooring.



**SECOND FLOOR LANDING**

Two sash windows, built-in cupboard, and part wood effect flooring.

**BEDROOM FOUR**

12'2 x 11'3 (3.71m x 3.43m)  
Sash window and radiator.



**BEDROOM FIVE / SITTING ROOM**

10'7 x 15'2 (max) (3.23m x 4.62m (max))  
Sash window, radiator, and wood effect flooring.



**SECOND FLOOR KITCHEN**

5'9 x 11'4 (1.75m x 3.45m)  
Sash window, fitted base units, four-ring electric hob, integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, radiator, and wood effect flooring.



**BATHROOM**

Bath with an electric shower fitment over, WC with push flush, pedestal wash basin, radiator, part-tiled walls, and wood effect flooring.



**CELLAR**

Light and power.

**EXTERIOR**

Parking for one vehicle.

**NOTES**

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: TBC