



Wright Marshall
Estate Agents

50 MANCHESTER ROAD, BUXTON SK17 6SY

£340,000



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.



NO ONWARD CHAIN - Modern **FOUR-BEDROOM SEMI-DETACHED** home, ideally located on the outskirts of Buxton with easy access to the town's shops, amenities and transport links. The accommodation includes an entrance hallway, ground floor WC, living room with bay window, fitted kitchen, and separate utility room. There are four double bedrooms arranged over the upper floors, along with a family bathroom and a separate shower room on each floor. Externally, the property offers **DRIVEWAY** parking and an enclosed, low-maintenance rear garden.

MISREPRESENTATION ACT 1967.

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NO ONWARD CHAIN - Modern FOUR-BEDROOM SEMI-DETACHED home, ideally located on the outskirts of Buxton with easy access to the town's shops, amenities and transport links. The accommodation includes an entrance hallway, ground floor WC, living room with bay window, fitted kitchen, and separate utility room. There are four double bedrooms arranged over the upper floors, along with a family bathroom and a separate shower room on each floor. Externally, the property offers DRIVEWAY parking and an enclosed, low-maintenance rear garden.

HALLWAY

Composite door, radiator, and stairs to the first floor.

LIVING ROOM

22'9 x 13'8 (max) (6.93m x 4.17m (max))
uPVC double glazed bay window and two radiators.



KITCHEN

8'8 x 13'9 (2.64m x 4.19m)
uPVC double glazed window, fitted wall and base units, four-ring gas burner hob, integral oven and grill, stainless steel 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, integral dishwasher, and tiled flooring.



UTILITY ROOM

8'11 x 6'8 (2.72m x 2.03m)
uPVC door, fitted base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, radiator, and tiled flooring.

WC

WC with push flush, wash basin with chrome mixer tap, chrome ladder-style radiator, and tiled flooring with underfloor heating.

FIRST FLOOR LANDING

uPVC double glazed window, radiator, and stairs to the second floor.

BEDROOM ONE

15'4 x 13'7 (4.67m x 4.14m)
uPVC double glazed window, built-in wardrobes, and radiator.



BEDROOM TWO

13 x 13'7 (3.96m x 4.14m)
uPVC double glazed window, built-in wardrobes, and radiator.



BATHROOM

uPVC double glazed window, bath with mixer tap, walk-in corner shower cubicle with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder-style radiator, and tiled flooring.



SECOND FLOOR LANDING

Double glazed Velux window and radiator.

BEDROOM THREE

15'5 x 13'7 (max) (4.70m x 4.14m (max))
uPVC double glazed window and radiator.



BEDROOM FOUR

9'8 x 13'7 (2.95m x 4.14m)
Two double glazed Velux windows and radiator.



SHOWER ROOM

Double glazed Velux window, walk-in corner shower cubicle with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder-style radiator, part tiled walls, and tiled flooring.



EXTERIOR

To the rear is an enclosed garden. There is also parking for up to two vehicles.



NOTES

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