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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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Offered to the market with NO ONWARD CHAIN, this THREE BEDROOM DETACHED HOME is set in a popular residential area on the edge of Buxton, within easy reach of local amenities, schools, transport links, and scenic walks in the nearby Peak District National Park. The property offers spacious accommodation and plenty of potential, with SCOPE FOR MODERNISATION throughout. The layout includes an entrance hallway, fitted kitchen, a generous living room, and a conservatory. Upstairs, there are three good-sized bedrooms and a family bathroom. Externally, the property features a DRIVEWAY AND CARPORT providing OFF-ROAD PARKING, along with enclosed gardens to both the front and rear.

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### PORCH

uPVC door and two double glazed windows, built in cupboard.

### HALLWAY

uPVC double glazed window, radiator, built in cupboard, and stairs to the first floor.

### LIVING ROOM

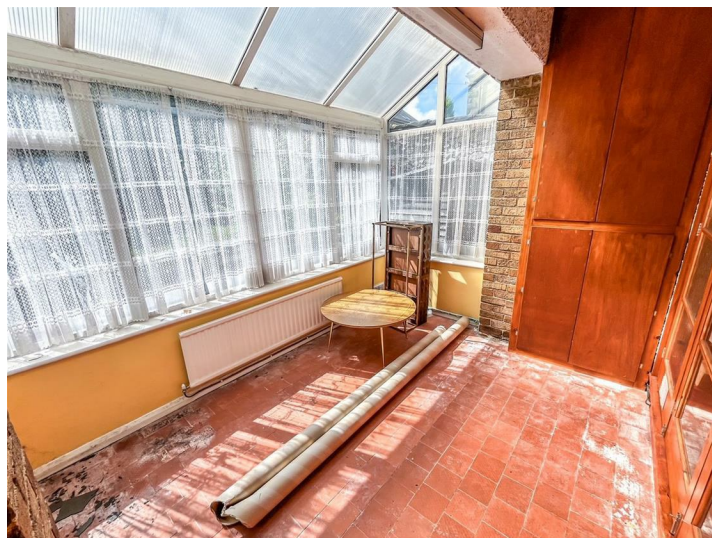
14'11 x 11'11 (4.55m x 3.63m)

uPVC double glazed window, radiator, gas fire, and double doors to the conservatory.



### CONSERVATORY

uPVC door, double glazed window, and a radiator.



### KITCHEN

7'11 x 11'7 (2.41m x 3.53m)

uPVC double glazed window, fitted wall and base units, stainless steel sink and drainer with mixer tap over, space for a cooker, plumbing for a washing machine, and a radiator.



### SIDE PORCH

uPVC door and a built in cupboard.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

11'5 x 11'11 (3.48m x 3.63m)

Two uPVC double glazed windows, radiator, and a fitted wardrobe.



### BEDROOM TWO

8'11 x 11'6 (2.72m x 3.51m)

uPVC double glazed window, radiator, and a fitted wardrobe.



### BEDROOM THREE

7'3 x 11'11 (2.21m x 3.63m)

Two uPVC double glazed windows, radiator, and a fitted wardrobe.



### BATHROOM

6'6 x 7'9 (1.98m x 2.36m)

uPVC double glazed window, bath with electric shower fitment over, WC, pedestal wash basin, and a radiator.



### EXTERIOR

To the front, there is a driveway and carport providing off-road parking, along with a small enclosed lawn. To the rear, a raised lawn offers outdoor space, with additional room to the side for a shed or further storage.