



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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NO ONWARD CHAIN. This **FULLY REFURBISHED FOUR BEDROOM MID TERRACE** property is located on the edge of Buxton, offering excellent access to transport links with the train station approximately 0.8 miles away, as well as easy access to local shops and amenities. The property has been finished to a high standard throughout and offers spacious accommodation arranged over three floors. The ground floor features **TWO RECEPTION ROOMS**, a modern fitted kitchen, utility room and WC. To the upper floors are four well proportioned bedrooms and a family bathroom. Externally, the property benefits from an Indian stone flagged patio to the rear and **OFF ROAD PARKING FOR TWO VEHICLES.**

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HALLWAY

Timber entrance door, radiator, engineered wood flooring, and stairs to the first floor.

LIVING ROOM

11'9 x 11'6 (3.58m x 3.51m)

Three uPVC double glazed windows, radiator, and engineered wood flooring.

DINING ROOM

12'3 x 12'4 (3.73m x 3.76m)

uPVC double glazed double doors, radiator, engineered wood flooring, and open access to the kitchen.

KITCHEN

13'6 x 8'6 (4.11m x 2.59m)

Three uPVC double glazed windows, fitted wall and base units with quartz worktops over, four ring induction hob with extractor hood over, integral oven, ceramic sink with mixer tap over, integral fridge freezer, integral dishwasher, built in cupboard housing the combi boiler, radiators, and engineered wood flooring.

UTILITY ROOM

4'8 x 5'6 (1.42m x 1.68m)

uPVC double glazed door, quartz worktop, plumbing for a washing machine, radiator, engineered wood flooring, and a uPVC double glazed Velux window.

WC

uPVC double glazed Velux window, WC with push flush, wash basin with mixer tap over, radiator, and tiled flooring.

FIRST FLOOR LANDING

Stairs to the second floor.

BEDROOM ONE

11'8 x 15'5 (3.56m x 4.70m)

Three uPVC double glazed windows and a radiator.

BEDROOM TWO

12'3 x 9'3 (3.73m x 2.82m)

uPVC double glazed window and a radiator

BEDROOM THREE

6'1 x 8'7 (1.85m x 2.62m)

uPVC double glazed window and a radiator.

BATHROOM

6'10 x 5'7 (2.08m x 1.70m)

uPVC double glazed window, P shaped bath with wall mounted shower fitment over, WC with push flush, wash basin with mixer tap over, ladder style radiator, part tiled walls, and tiled flooring.

SECOND FLOOR LANDING

uPVC double glazed Velux window and access to eaves storage.

BEDROOM FOUR

14'7 x 12'5 (4.45m x 3.78m)

uPVC double glazed window, uPVC double glazed Velux window, access to eaves storage, and a radiator.

EXTERIOR

To the rear the property offers an Indian stone flagged patio and off road parking for two vehicles.

NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

