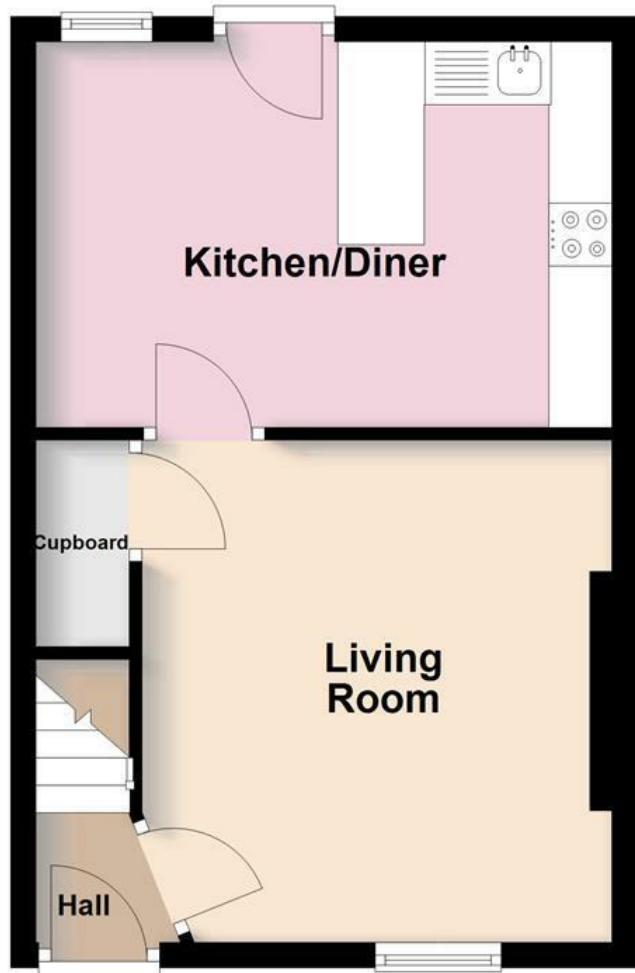
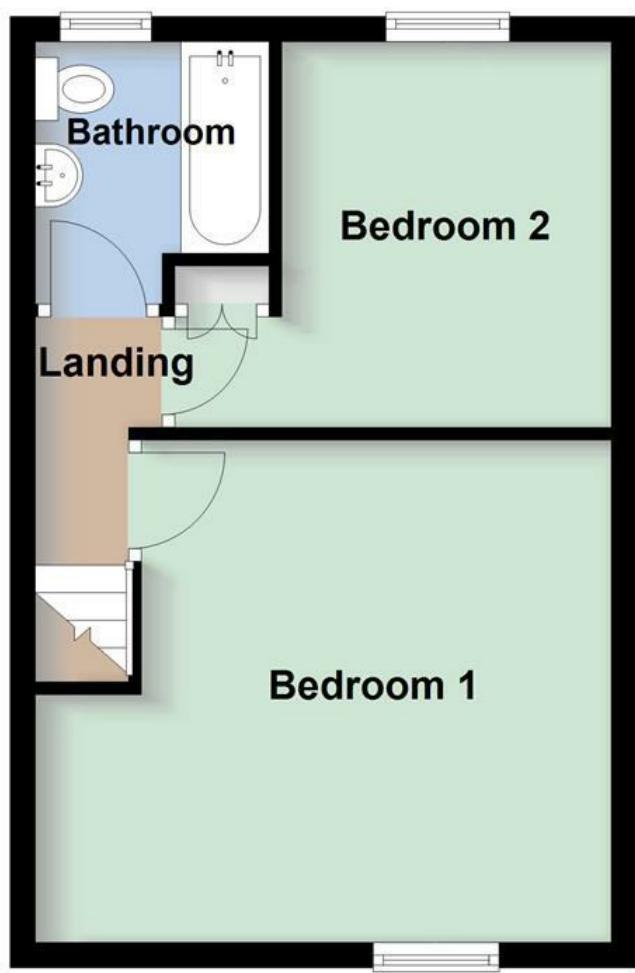




### Ground Floor



### First 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.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



Located in Village of Peak Dale on the outskirts of Buxton and offered with NO ONWARD CHAIN, this TWO BEDROOM terraced home comprises an entrance hall, living room, and dining kitchen. On the first floor, you will find two double bedrooms and a family bathroom. Externally, the property includes a patio courtyard with stone outhouse, a gravelled driveway, and steps leading down to a lawned garden with a seating area and established flower beds.

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#### HALL

Timber stable door and stairs to the first floor.

#### LIVING ROOM

13'1 x 12'3 (3.99m x 3.73m)

uPVC double-glazed sash window, log burner, radiator, wood-effect flooring, and under-stairs cupboard.



#### DINING KITCHEN

10'1 x 15 (3.07m x 4.57m)

Dining Kitchen

Timber door, two double-glazed windows, 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.



#### LANDING

#### BEDROOM ONE

13'2 x 15 (max) (4.01m x 4.57m (max))

uPVC double-glazed sash window and a radiator.



#### BEDROOM TWO

10'4 x 8'7 (3.15m x 2.62m)

uPVC double-glazed sash window, built-in cupboard, and a radiator.



#### EXTERIOR

To the rear of the property is a patio courtyard garden with a stone outhouse, leading to a gravelled driveway and steps down to a lawned garden with a seating area and established flower beds.



Council Tax Band: A  
EPC Rating: C

#### NOTES

Tenure: Freehold