



Wright Marshall
Estate Agents

FLAT 3, 44 FAIRFIELD ROAD, BUXTON SK17
7DW

£675 PER MONTH

Second Floor



This SECOND FLOOR TWO BEDROOM FLAT has NO ONWARD CHAIN is conveniently located close to the centre of Buxton, offering easy access to all local shops and transport links. The flat comprises an entrance hallway with an intercom, a spacious living room a fitted kitchen, two good-sized bedrooms, and a shower room.

MISREPRESENTATION ACT 1967.

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SECOND FLOOR TWO BEDROOM FLAT conveniently located close to the centre of Buxton, offering easy access to all local shops and transport links. The flat comprises an entrance hallway with an intercom, a spacious living room a fitted kitchen, two good-sized bedrooms, and a shower room. Electric heating. EPC band C.

HALLWAY

Intercom, built-in cupboard.

LIVING ROOM

11'9 x 12'5 (3.58m x 3.78m)

UPVC double-glazed window, electric radiator, and open to the kitchen.

KITCHEN

6'2 x 8'1 (1.88m x 2.46m)

Fitted units at the base and eye level, space for a cooker, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.



BEDROOM ONE

10'7 x 9'4 (3.23m x 2.84m)

UPVC glazed window and an electric radiator.

BEDROOM TWO

10'6 x 7'3 (3.20m x 2.21m)

UPVC glazed window and an electric radiator.

SHOWER ROOM

6'3 x 5'4 (1.91m x 1.63m)

Walk-in corner shower cubicle, WC, pedestal washbasin with chrome taps over, and partially tiled walls.



NOTE

Please note that the property is currently tenanted. Our client is looking to sell with a sitting tenant.

This property is believed to be Leasehold subject to the verification of a prospective purchaser's solicitor.