



Wright Marshall
Estate Agents

26 TONGUE LANE, BUXTON SK17 7NB

£220,000

Ground 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.



Located in a popular residential area of Buxton, this TWO BEDROOM semi-detached bungalow is offered to the market with NO ONWARD CHAIN. The accommodation includes a porch, living room, dining kitchen, garden room, bathroom, and two double bedrooms, along with a walk-in cupboard offering potential to create an en suite for either bedroom. Externally, the property benefits from a gated DRIVEWAY, an integral GARAGE, and an enclosed rear garden with lawn, patio, and mature borders.

MISREPRESENTATION ACT 1967.

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8 The Quadrant, Buxton, Derbyshire, SK17 6AW

T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

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PORCH

uPVC door and two double glazed windows, tiled flooring.

HALLWAY

Radiator, built-in cupboard, and open to:



LIVING ROOM

13'5 x 10'5 (max) (4.09m x 3.18m (max))
uPVC double glazed window, electric fire, and a radiator.



KITCHEN

12'5 x 7 (3.78m x 2.13m)
Fitted wall and base units, space for a cooker, stainless steel sink and drainer with mixer tap over, built-in cupboard, tiled flooring, access to the integral garage, and open to:



GARDEN ROOM

5'7 x 16'11 (1.70m x 5.16m)
uPVC double glazed double doors with windows to either side, two separate double glazed windows, radiator, tiled flooring, and a stable door giving access to the integral garage.



BEDROOM ONE

11'1 x 11'8 (max) (3.38m x 3.56m (max))
uPVC double glazed window and a radiator.



BEDROOM TWO

9'9 x 8'7 (2.97m x 2.62m)
uPVC double glazed window and a radiator.



BATHROOM

9'5 x 4'11 (2.87m x 1.50m)
uPVC double glazed window, bath with electric shower fitment over, wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls and flooring.



WALK-IN CUPBOARD

Loft access and potential to be converted into an en suite for either Bedroom One or Bedroom Two.

INTEGRAL GARAGE

15'7 x 9'6 (4.75m x 2.90m)
Double garage door, uPVC door, plumbing for a washing machine, light and power, window, and stable door to the rear.

EXTERIOR

To the front is a gated paved driveway with parking for two vehicles. To the rear is an enclosed garden featuring a patio, lawn, and mature flower beds.

