



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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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 a popular residential area on the outskirts of Buxton, this WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME features an entrance hall, living room, and dining kitchen to the ground floor. To the first floor are two double bedrooms, a third bedroom, and a family bathroom. Externally, the property offers AMPLE OFF ROAD PARKING, GARAGE, and an enclosed SOUTH FACING GARDEN WITH A SUMMER HOUSE.

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HALLWAY

Composite door, uPVC double glazed window, radiator, oak flooring, understairs cupboard, and stairs to the first floor.

LIVING ROOM

13 x 13'7 (3.96m x 4.14m)

uPVC double glazed French doors, gas fire, and a radiator.

DINING KITCHEN

19'11 x 8'10 (6.07m x 2.69m)

uPVC double glazed French doors and window, fitted wall and base units with wood worktops over, four ring gas hob, integral oven and grill, ceramic 1.5 bowl sink and drainer with mixer tap over, integral washing machine, radiator, wood effect flooring, and composite door to the side.

FIRST FLOOR LANDING

Built in cupboard and loft access.

BEDROOM ONE

11'5 x 13'7 (max) (3.48m x 4.14m (max))

uPVC double glazed window, built in wardrobe, and a radiator.

BEDROOM TWO

11'5 x 8'10 (3.48m x 2.69m)

uPVC double glazed window, built in wardrobe, and a radiator.

BEDROOM THREE

8'3 x 10'5 (max) (2.51m x 3.18m (max))

uPVC double glazed window, built in wardrobe, and a radiator.

BATHROOM

5'7 x 8'10 (1.70m x 2.69m)

Two uPVC double glazed windows, P shaped bath with electric shower over, WC with push flush, wash basin with mixer tap over, radiator, tiled walls, and wood effect flooring.

EXTERIOR

To the front is a tarmac driveway and a lawned garden with established flower beds. To the rear is an enclosed garden featuring a patio seating area, lawn, decking, and a summer house with a log burner (14 x 7'6)

GARAGE

15'7 x 8'10 (4.75m x 2.69m)

Up and over door with light and power.

NOTE

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

