



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.

Situated in a desirable residential area near Buxton town centre, this **FOUR-BEDROOM SEMI-DETACHED** home has been refurbished to a high standard by the current owner. The ground floor includes a porch, entrance hallway, bay-fronted living room, open-plan dining kitchen, utility room, and ground floor WC. On the first floor, there are four bedrooms, including three doubles, and a modern fitted bathroom. Externally, the property features a tarmac driveway providing ample **OFF-ROAD PARKING**, a **GARAGE**, an Indian stone patio, and a good-sized enclosed rear garden.

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Situated in a desirable residential area near Buxton town centre, this FOUR-BEDROOM SEMI-DETACHED home has been refurbished to a high standard by the current owner. The ground floor includes a porch, entrance hallway, bay-fronted living room, open-plan dining kitchen, utility room, and ground floor WC. On the first floor, there are four bedrooms, including three doubles, and a modern fitted bathroom. Externally, the property features a tarmac driveway providing ample OFF-ROAD PARKING, a GARAGE, an Indian stone patio, and a good-sized enclosed rear garden.

**PORCH**

Timber-framed double glazed doors and tiled walls.

**HALLWAY**

Timber framed frosted glass door, radiator, meter cupboards, wood effect flooring, and understairs storage cupboards.



**LIVING ROOM**

11'3 x 16 (3.43m x 4.88m)  
uPVC double glazed bay window, multi fuel burner with tiled hearth, radiator, and wood effect flooring.



**KITCHEN DINER**

12'11 x 22'7 (max) (3.94m x 6.88m (max))  
uPVC double doors and double glazed bi fold window, a range of fitted base and wall units with wood effect worktops. 1.5 bowl sink and drainer with mixer tap, space for a range

cooker, integral fridge freezer and dishwasher, plus a kitchen island with matching wood effect worktop. The space is completed with a radiator and Karndeian tiled flooring with underfloor heating.



**UTILITY ROOM**

5'2 x 5'5 (1.57m x 1.65m)  
Fitted base units with work surface and shelving above, wash basin with freestanding mixer tap, plumbing for a washing machine and dryer, and tiled flooring with underfloor heating.

**WC**

WC with push flush, part tiled walls, and tiled flooring with underfloor heating.

**FIRST FLOOR LANDING**

Access to the boarded loft space via a drop down ladder.

**BEDROOM ONE**

11'3 x 16 (3.43m x 4.88m)  
uPVC double glazed bay window and radiator.



**BEDROOM TWO**

11'4 x 13'3 (3.45m x 4.04m)  
uPVC double glazed window and radiator.



**BEDROOM THREE**

11'1 x 8'9 (3.38m x 2.67m)  
uPVC double glazed window and radiator.



**BEDROOM FOUR**

14'3 x 6'2 (max) (4.34m x 1.88m (max))  
uPVC double glazed window, double glazed Velux window, built in bed, and radiator.



**BATHROOM**

6 x 5'7 (1.83m x 1.70m)  
uPVC double glazed window, bath with shower fitment, WC with push flush, vanity unit, wash basin with mixer tap, ladder style radiator, part tiled walls, and tiled flooring.



**EXTERIOR**

To the front of the property is a tarmac driveway providing ample off road parking and access to the garage, as well as an Indian stone paved patio. The rear boasts a good sized private garden.



**GARAGE**

15 x 9'1 (4.57m x 2.77m)  
Up and over door, window, back door, boiler, light and power, with a connection for an EV charger.

**NOTES**

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: TBC