



Wright Marshall
Estate Agents

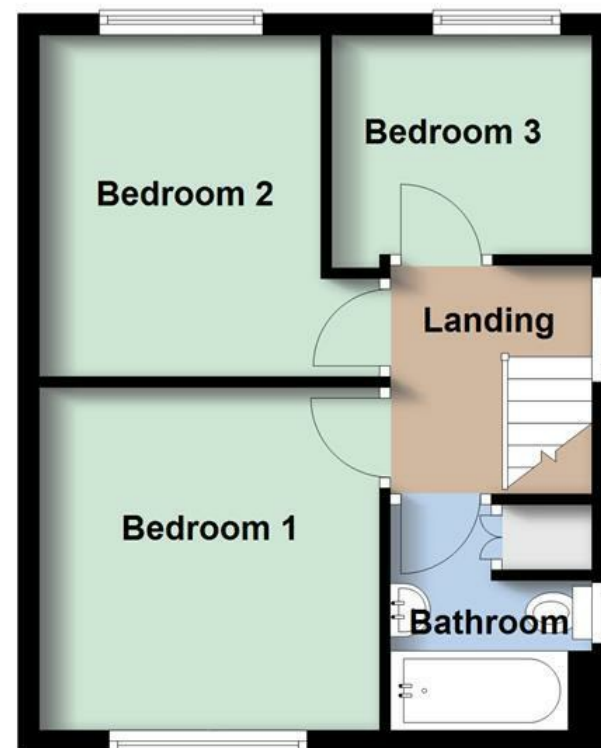
42 BERWICK ROAD, BUXTON SK17 9PE

£279,995

Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



This well-presented semi-detached home has been updated and modernised by the current owner and is situated within a popular residential area, close to local schools and transport links. Internally, the property comprises an entrance hall, living room opening into a fitted kitchen and dining area with double doors leading to the conservatory. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from off-road parking with an EV charging point, and an enclosed rear garden with a patio and lawn.

MISREPRESENTATION ACT 1967.

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ENTRANCE HALL

uPVC double-glazed front entrance door and double-glazed frosted window to the side, with stairs leading to the first floor.

LIVING ROOM

12 x 14 (3.66m x 4.27m)
uPVC double-glazed bay window to the front, radiator, open plan.

KITCHEN/DINING AREA

8'8 x 17'3 (2.64m x 5.26m)
uPVC double-glazed frosted door and two double-glazed windows. Fitted base and wall-level units with work surfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, space for a cooker, integrated dishwasher, wood-effect laminate flooring, and an understairs storage cupboard with plumbing for a washing machine. The dining area features uPVC double-glazed French doors leading to the conservatory.

CONSERVATORY

10'4 x 12'3 (3.15m x 3.73m)
uPVC double-glazed door and windows, radiator, and wood-effect laminate flooring.

LANDING

uPVC double-glazed window and loft access.

BEDROOM ONE

10'10 x 10'9 (3.30m x 3.28m)
uPVC double-glazed window, radiator, and wood-effect laminate flooring.

BEDROOM TWO

10'5 x 8'7 (3.18m x 2.62m)
uPVC double-glazed window and radiator.

BEDROOM THREE

6'9 x 8'5 (2.06m x 2.57m)
uPVC double-glazed window, radiator, and wood-effect laminate flooring.

BATHROOM

7'8 x 6'4 (max) (2.34m x 1.93m (max))
uPVC double-glazed frosted window, bath with wall-mounted rainfall shower over, WC with push flush, vanity washbasin with mixer tap, ladder-style radiator, built-in cupboard, part-tiled walls, and wood-effect flooring.

EXTERIOR

To the front of the property is a lawned garden and a tarmacadam driveway leading down the side, with an EV charging point. To the rear is an enclosed garden with patio and lawn.

NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: C
What3Words Location: worked.vipers.glorified

