



Wright Marshall
Estate Agents

7 HASTINGS ROAD, BUXTON SK17 9XD

£289,000



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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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This well-presented EXTENDED FOUR BEDROOM SEMI-DETACHED home boasts far-reaching views over Buxton and comprises a living room, dining kitchen, utility room, and integral garage. Upstairs, there are four bedrooms and a family bathroom. Externally, the property offers off-road parking and a tiered rear garden with a patio and raised lawn.

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ENTRANCE VESTIBULE

uPVC door and double glazed window, and open to the living room.

LIVING ROOM

13'2 x 13'9 (4.01m x 4.19m)
uPVC double glazed window, radiator, under stairs cupboard, and stairs to the first floor.



DINING KITCHEN

14'11 x 13'9 (max) (4.55m x 4.19m (max))
uPVC double glazed double doors and window, fitted wall and base units, space for a cooker, stainless steel sink and drainer with a mixer tap over, integral fridge and dishwasher, and a radiator.



UTILITY ROOM

6 x 7'8 (1.83m x 2.34m)
uPVC door and double glazed window, plumbing for a washing machine and dryer, electric wall mounted radiator, and access to the integral garage.

INTEGRAL GARAGE

14'3 x 7'11 (4.34m x 2.41m)
Roller door, and light and power.

LANDING

Loft access.

BEDROOM ONE

11'10 x 10'5 (3.61m x 3.18m)
uPVC double glazed window, built in wardrobe, and a radiator.



BEDROOMS TWO

10'11 x 7'8 (3.33m x 2.34m)
uPVC double glazed window and a radiator.



BEDROOM THREE

9'7 x 7'9 (2.92m x 2.36m)
uPVC double glazed window and a radiator.



BEDROOM FOUR

9'4 x 7'7 (max) (2.84m x 2.31m (max))
uPVC double glazed window and a radiator.



BATHROOM

6'10 x 5'7 (2.08m x 1.70m)
uPVC double glazed window, bath with shower fitment over, WC, pedestal wash basin, radiator, and part tiled walls.



EXTERIOR

To the front of the property is a lawn with established flower beds, and a tarmac driveway leading to the garage, providing off road parking for one vehicle. To the rear is a tiered garden with a patio and steps leading to a raised lawn.



NOTES

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

