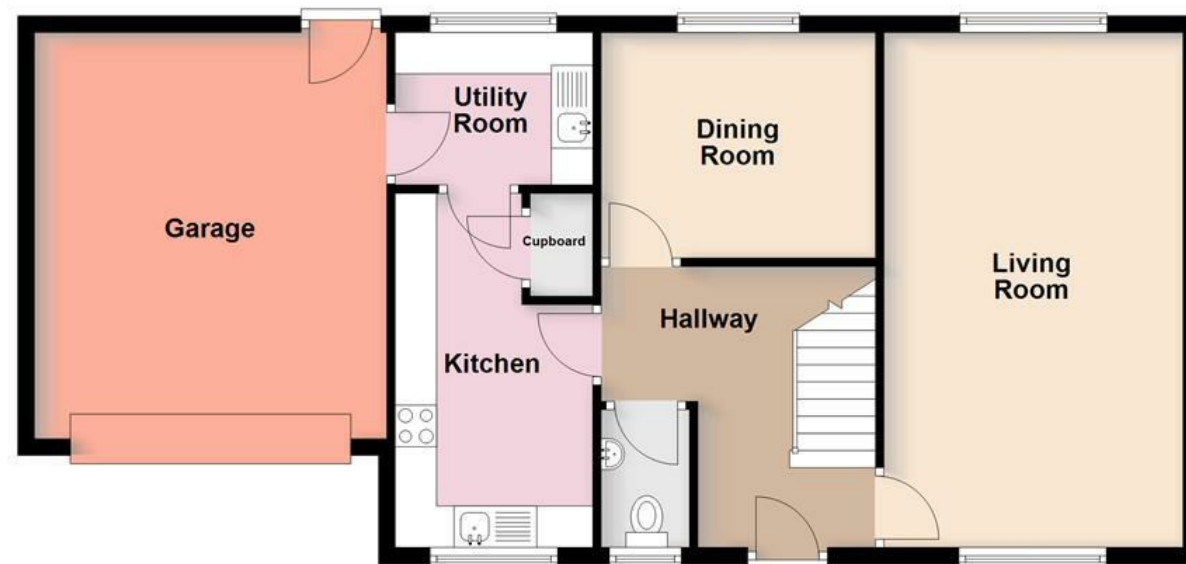
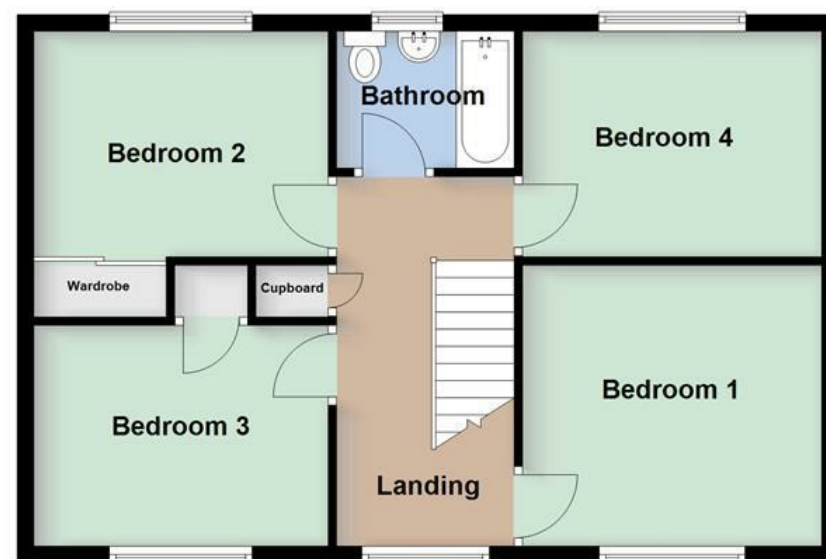


Ground Floor



First 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.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



**NO ONWARD CHAIN.** This spacious **FOUR-BEDROOM DETACHED HOME** occupies a **GENEROUS CORNER PLOT** on a sought-after cul-de-sac close to Buxton town centre. The property is just a **SHORT DISTANCE FROM THE TOWN CENTRE**, Opera House, and Pavilion Gardens, offering easy access to local amenities and transport links. It offers excellent potential and would benefit from modernisation throughout. Accommodation includes an entrance hallway, spacious living room, separate dining room, fitted kitchen, utility room, and ground floor WC. To the first floor, there are four double bedrooms along with a family bathroom. Additional features include an **INTEGRAL GARAGE** and **OFF-ROAD PARKING** for up to four vehicles, and a large enclosed rear garden.



NO ONWARD CHAIN. This spacious FOUR-BEDROOM DETACHED HOME occupies a GENEROUS CORNER PLOT on a sought-after cul-de-sac close to Buxton town centre. The property is just a SHORT DISTANCE FROM THE TOWN CENTRE, Opera House, and Pavilion Gardens, offering easy access to local amenities and transport links. It offers excellent potential and would benefit from modernisation throughout. Accommodation includes an entrance hallway, spacious living room, separate dining room, fitted kitchen, utility room, and ground floor WC. To the first floor, there are four double bedrooms along with a family bathroom. Additional features include an INTEGRAL GARAGE and OFF-ROAD PARKING for up to four vehicles, and a large enclosed rear garden.

**HALLWAY**

uPVC door, radiator, understairs storage, and stairs to the first floor.

**LIVING ROOM**

20'4 x 11'10 (6.20m x 3.61m)  
uPVC double glazed windows to the front and rear, gas fire, and two radiators.



**DINING ROOM**

8'11 x 10'10 (2.72m x 3.30m)  
uPVC double glazed window and a radiator.



**KITCHEN**

13'9 x 7'10 (4.19m x 2.39m)  
uPVC double glazed window, fitted wall and base units, four-ring gas hob and integral oven, stainless steel sink and drainer with mixer tap over, built-in cupboard, and a radiator.



**UTILITY ROOM**

6'1 x 7'10 (1.85m x 2.39m)  
uPVC double glazed window, fitted wall and base units, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine, and access to the integral garage.

**WC**

uPVC double glazed window, WC, wash basin, and a radiator.

**INTEGRAL GARAGE**

16'1 x 13'11 (4.90m x 4.24m)  
Electric up-and-over door, light and power, and uPVC rear door.

**FIRST FLOOR LANDING**

uPVC double glazed window, built-in cupboard, and loft access.

**BEDROOM ONE**

11'9 x 12 (3.58m x 3.66m)  
uPVC double glazed window and a radiator.



**BEDROOM TWO**

8'11 x 11'10 (2.72m x 3.61m)  
uPVC double glazed window, built-in wardrobe, and a radiator.



**BEDROOM THREE**

8'11 x 11'9 (2.72m x 3.58m)  
uPVC double glazed window, built-in wardrobe, and a radiator.



**BEDROOM FOUR**

8'4 x 12 (2.54m x 3.66m)  
uPVC double glazed window and a radiator.



**BATHROOM**

5'5 x 7'1 (1.65m x 2.16m)  
uPVC double glazed window, bath with wall-mounted shower fitment over, WC, pedestal wash basin, radiator, and tiled walls.



**EXTERIOR**

To the front is a tarmac driveway providing ample off-road parking and access to the garage. To the rear is a large private enclosed garden featuring a patio, established flower beds, pond, and walkways.



**NOTES**

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