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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.

This characterful 7 BEDROOM SEMI DETACHED property is located in a SOUGHT AFTER LOCATION close to Buxton's town centre. Requiring modernisation throughout but offering significant potential, it features spacious accommodation set over three storeys. The property includes a porch, entrance hallway, two spacious reception rooms, a dining kitchen, and a utility room. The generously sized 7 bedrooms are set across the first and second floors, with a bathroom on each floor. The property also boasts a good-sized cellar space, which could be adapted for further accommodation. There is also a DOUBLE GARAGE, DRIVEWAY, and a lawned garden area.

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PORCH

Timber entrance door.

HALLWAY

Radiator and stairs to the first floor.

LIVING ROOM

12'10 x 13'11 (3.91m x 4.24m)

Bay-style sash windows and a gas fire.



DINING ROOM

12'11 x 19'5 (max) (3.94m x 5.92m (max))

Double-glazed windows to three aspects and an open fireplace.



KITCHEN

13'9 x 11'8 (4.19m x 3.56m)

Window, fitted wall and base units, space for a cooker, stainless steel sink and drainer with a mixer tap over, radiator, and access to the cellar.



UTILITY ROOM

5'5 x 5'8 (1.65m x 1.73m)

Timber entrance door, double-glazed window, fitted base unit, and a stainless steel sink and drainer with a mixer tap over.

FIRST FLOOR LANDING

Stairs to the second floor.

BEDROOM ONE

12'11 x 18'11 (3.94m x 5.77m)

Bay-style sash window, sash window, pedestal wash basin, and two radiators.



BEDROOM TWO

12'11 x 12'3 (3.94m x 3.73m)

Double-glazed sash window, built-in cupboard, pedestal wash basin, and a radiator.



BEDROOM THREE

14'11 x 6'11 (4.55m x 2.11m)

Double-glazed sash windows, pedestal wash basin, and a radiator.



BATHROOM

9'9 x 4'6 (2.97m x 1.37m)

Double-glazed sash windows, bath with a shower fitment, pedestal wash basin, WC, and a radiator.



SECOND FLOOR LANDING

Skylight and loft access.

BEDROOM FOUR

12'11 x 12'5 (3.94m x 3.78m)

Double-glazed sash window and a built-in cupboard.



BEDROOM FIVE

12'11" x 8'3" (3.94m x 2.54m)

Double-glazed sash window and a built-in cupboard.

BEDROOM SIX

9 x 10'2 (2.74m x 3.10m)

Double-glazed sash window and a built-in cupboard.

BEDROOM SEVEN

9 x 9'3 (max) (2.74m x 2.82m (max))

Window.

SHOWER ROOM

Window, shower cubicle with an electric wall-mounted shower fitment, WC, wash basin, and part-tiled walls.

CELLAR

12'3 x 13'8 & 9 x 4'5 (3.73m x 4.17m & 2.74m x 1.35m)

EXTERIOR

The property features a lawned garden, a driveway leading to the detached garage. as well as two stores rooms



NOTES

Tenure - Freehold (subject to solicitor verification)

Council Tax Band - E

EPC Rating - TBC