



Wright Marshall  
Estate Agents

2 KINGS ROAD, BUXTON SK17 7NF

£185,000



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.



This TWO BEDROOM SEMI-DETACHED home is situated in a popular location and has been MODERNISED to a high standard. The accommodation comprises a entrance hallway, living room with a wood-burning stove, dining room, and kitchen. Upstairs, there are two well-proportioned bedrooms and a modern fitted bathroom. Externally, the property benefits from a driveway providing OFF-ROAD PARKING and a low-maintenance enclosed rear garden.

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.



8 The Quadrant, Buxton, Derbyshire, SK17 6AW

T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley



This TWO BEDROOM SEMI-DETACHED home is situated in a popular location and has been MODERNISED to a high standard. The accommodation comprises a entrance hallway, living room with a wood-burning stove, dining room, and kitchen. Upstairs, there are two well-proportioned bedrooms and a modern fitted bathroom. Externally, the property benefits from a driveway providing OFF-ROAD PARKING and a low-maintenance enclosed rear garden.

**ENTRANCE HALLWAY**

Composite entrance door, radiator, and wood-effect herringbone-patterned flooring.

**LIVING ROOM**

11'8 x 9'5 (3.56m x 2.87m)  
uPVC double-glazed windows, feature wood burner, and a radiator.



**DINING ROOM**

12'11 x 10'2 (3.94m x 3.10m)  
uPVC double glazed window, radiator, wood effect herringbone patterned flooring, and a staircase providing access to both the first floor and the cellar.



**KITCHEN**

8'1 x 7'1 (2.46m x 2.16m )  
uPVC door and two double glazed windows, a range of fitted wall and base units, space for a cooker, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, and tiled flooring.



**LANDING**

Radiator.



**BEDROOMS ONE**

11'9 x 12'10 (3.58m x 3.91m)  
uPVC double glazed window and a radiator.



**BEDROOMS TWO**

12 x 7'7 (3.66m x 2.31m)  
uPVC double glazed window and a radiator.



**BATHROOM**

8'3 x 5'8 (2.51m x 1.73m)  
uPVC double glazed window, panelled bath with a wall mounted shower fitment, WC with a push flush, wash basin with a mixer tap, chrome ladder style radiator, built in storage cupboard, and fully tiled walls and flooring.



**CELLARS**

11'8 x 3'11 & 11'8 x 7'9 (3.56m x 1.19m & 3.56m x 2.36m)  
Light & Power

**EXTERIOR**

To the front of the property is a tarmac driveway providing off-road parking. To the rear is an enclosed low-maintenance garden featuring a paved patio, gravelled seating area, and raised planting beds.

