



Wright Marshall
Estate Agents

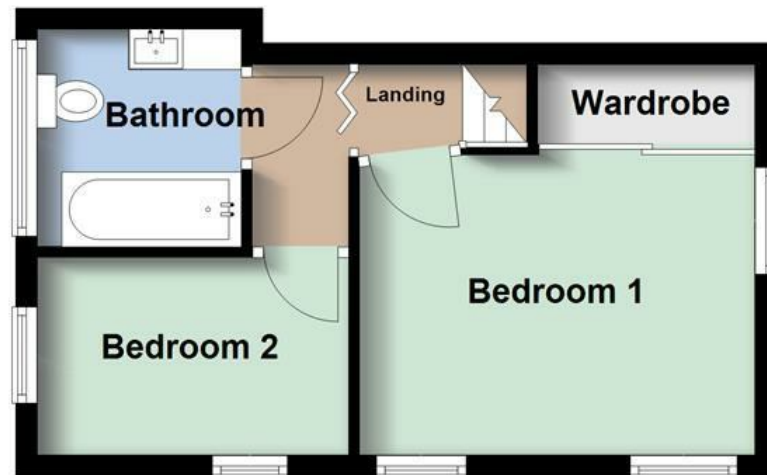
9 WYEHEAD ROSES LANE, OFF
MACCLESFIELD ROAD, BUXTON SK17 9AG

£275,000

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.

MISREPRESENTATION ACT 1967.

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NO ONWARD CHAIN - This unique and characterful TWO-BEDROOM SEMI-DETACHED COTTAGE is located in a sought-after location close to Buxton town centre. The property features an entrance hall, a fitted kitchen, and an open-plan living room and dining area, two bedrooms, and a bathroom. Externally, the cottage benefits from OFF-ROAD PARKING via a block-paved driveway, a patio seating area to the front, and a lawned garden with established flower beds to the side and rear.

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ENTRANCE HALL

12 x 7'8 (3.66m x 2.34m)
uPVC door, two double glazed windows, two Velux windows, and wood-effect flooring.



KITCHEN

12 x 9'7 (3.66m x 2.92m)
Window, fitted base and wall units, two-ring electric hob, stainless steel sink and drainer with mixer tap over, integral fridge, integral washing machine, built-in cupboard, radiator, and tiled flooring.



LIVING ROOM

12 x 12'2 (3.66m x 3.71m)
Two double glazed windows, gas fire, radiator, stairs to the first floor, and open to:



DINING AREA

11'8 x 5'8 (3.56m x 1.73m)
uPVC double glazed double doors, two double glazed windows, and a radiator.



LANDING

Radiator.

BEDROOM ONE

9'3 x 12 (2.82m x 3.66m)
Three double glazed windows, built-in wardrobes with sliding doors, and a radiator.



BEDROOM TWO

6'1 x 9'5 (1.85m x 2.87m)
Two double glazed windows, radiator, and wood-effect flooring.



BATHROOM

6'5 x 6'1 (1.96m x 1.85m)
Double glazed window, panelled bath with electric shower fitment over, WC, wash basin, ladder-style radiator, tiled walls, and tile-effect flooring.



EXTERIOR

To the front is a block-paved driveway and patio seating area, while to the side and rear is a lawned garden with established flower beds, shed and summer house



NOTES

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