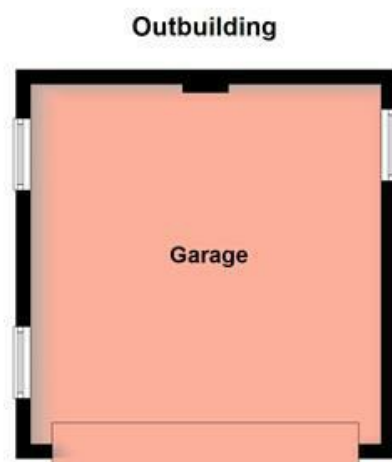




All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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

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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.
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Wright Marshall
Estate Agents

170 HARPUR HILL ROAD, BUXTON SK17 9LH

£335,000



Situated in a popular residential area, this WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED home offers spacious accommodation and is ideally positioned for access to local schools, shops, and transport links. The property features a gated tarmac driveway and a DETACHED GARAGE, with further OFF-ROAD PARKING available to the rear. The accommodation comprises a porch, hallway, TWO RECEPTION ROOMS, a CONTEMPORARY FITTED KITCHEN with breakfast bar, ground floor WC with utility cupboard, and a conservatory. Upstairs, there are three DOUBLE BEDROOMS and a family bathroom with both a bath and separate shower. Externally, the property benefits from a raised patio with steps leading down to a lawned garden and further seating area. A second driveway to the rear provides additional parking and leads to the DETACHED GARAGE.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

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PORCH
uPVC door and double-glazed windows.

HALLWAY
Stairs to the first floor.

SITTING ROOM
15'10 x 11'2 (4.83m x 3.40m)
uPVC double-glazed windows to both aspects, gas fire, and two radiators.



LIVING ROOM / DINING AREA
9'5 x 21'7 (2.87m x 6.58m)
Two uPVC double-glazed windows, multi-fuel burner, two radiators, and wooden flooring.



KITCHEN
9'8 x 12'2 (2.95m x 3.71m)
Three double-glazed windows, fitted wall and base units with breakfast bar, four-ring induction hob, integral oven and grill, 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, integral dishwasher, radiator, and none slip vinyl flooring.



CONSERVATORY
11'7 x 8'3 (3.53m x 2.51m)
uPVC double-glazed sliding door, uPVC double-glazed windows, and tiled flooring.



WC
WC with push flush, wash basin with mixer tap, tiled flooring, and built-in utility cupboard with plumbing for a washing machine and fitted worktop.

LANDING
uPVC double-glazed windows and loft access.

BEDROOM ONE
9'4 x 21'6 (2.84m x 6.55m)
Two uPVC double-glazed windows, two radiators, and wood-effect flooring.



BEDROOM TWO
8'8 x 11'10 (2.64m x 3.61m)
uPVC double-glazed windows, built-in wardrobe, and a radiator.



BEDROOM THREE
10'2 x 8'10 (3.10m x 2.69m)
uPVC double-glazed windows and a radiator.



BATHROOM
6'8 x 7'10 (2.03m x 2.39m)
uPVC double-glazed windows, bath with electric shower fitment over, enclosed shower cubicle, WC with push flush, wash basin with mixer tap, radiator, tiled walls, and wood-effect flooring.



EXTERIOR
To the front of the property is a gated tarmac driveway and a patio with established raised flower beds. The rear features a raised patio with steps leading down to a lawned garden and additional patio area. A second tarmac driveway provides ample off-road parking and gives access to the detached garage.



GARAGE
16'5 x 16'1 (5.00m x 4.90m)
Electric garage door, light, and power.



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