

**EARLY VIEWING IS ESSENTIAL.** A very well presented Victorian stone built semi-detached family home in this sought after area of Buxton. With accommodation set over four floors including; hallway, lounge, dining kitchen with utility room, WC, cellar rooms, **FOUR DOUBLE BEDROOMS** and fitted family bathroom. Externally there is driveway parking together with an enclosed rear garden and side garden with seating area.

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### ENTRANCE HALLWAY

Frosted entrance door, wooden floor, radiator, door to stairs leading to lower ground floor cellars, turning flight staircase to first floor, ceiling coving, dado rail, picture rail.

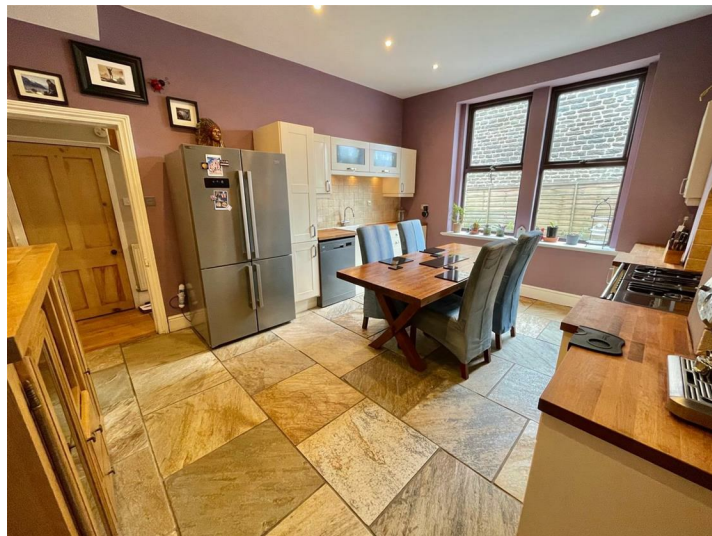
### LOUNGE

15'5 into bay x 13'8 (4.70m into bay x 4.17m)  
Double glazed bay window with window shutters, radiator, picture rail, ceiling coving, wood flooring, cast iron log burning stove with tiled back and granite effect hearth.



### DINING KITCHEN

15'7 x 12'6 (4.75m x 3.81m)  
Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, Belfast style sink unit with mixer tap, space for range style cooker, space for American style fridge/freezer, space for dishwasher, two double glazed windows, tiled flooring, under floor heating.



### UTILITY ROOM

7'8 x 7'3 (2.34m x 2.21m)  
Base mounted units with work surfaces over and circular sink unit, wall mounted central heating boiler, space for washing machine and tumble dryer, heated towel rail, tiled flooring, double glazed French doors to outside, door to;

### DOWNSTAIRS WC

Low level WC, double glazed window.

### CELLAR ROOMS

Two chambers Room One 15'3 x 7'5 with double glazed window. Storage room 8'2 x 4'2 with storage space. Hallway with radiator and stairs to ground floor.

### FIRST FLOOR LANDING

On the first floor the landing splits. One half leads to the bathroom and the other half leads to two bedrooms and a staircase leading to the second floor. Dado rail, turning flight staircase to second floor and double glazed window.

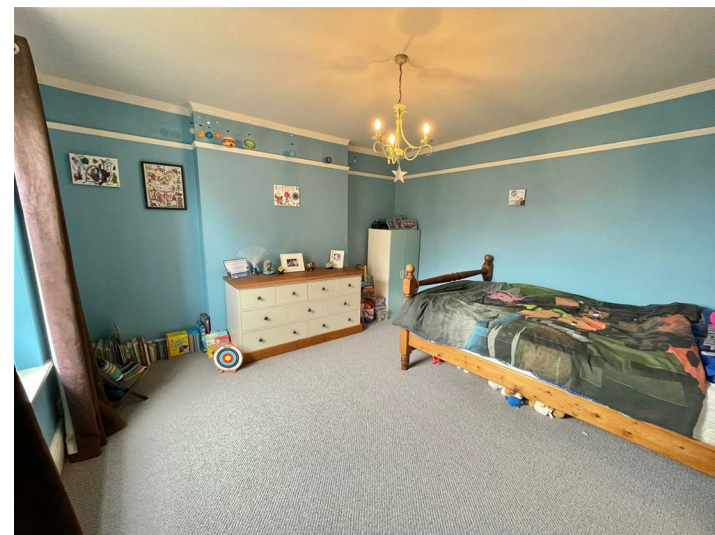
### BEDROOM ONE

13'10 x 13'2 (4.22m x 4.01m)  
Two double glazed windows with roof top views, radiator, picture rail.



### BEDROOM TWO

12'5 x 12'3 (3.78m x 3.73m)  
Double glazed window, radiator, picture rail.



### FAMILY BATHROOM

7'7 x 7'3 (2.31m x 2.21m)  
A Victorian style bathroom with Victorian style fittings. Corner shower cubicle with shower, free standing bath with claw feet and mixer tap and shower facility, pedestal wash hand basin and low level WC. Victorian style towel radiator, part tiled walls, double glazed window to rear and side elevations, ceramic tiled floor.

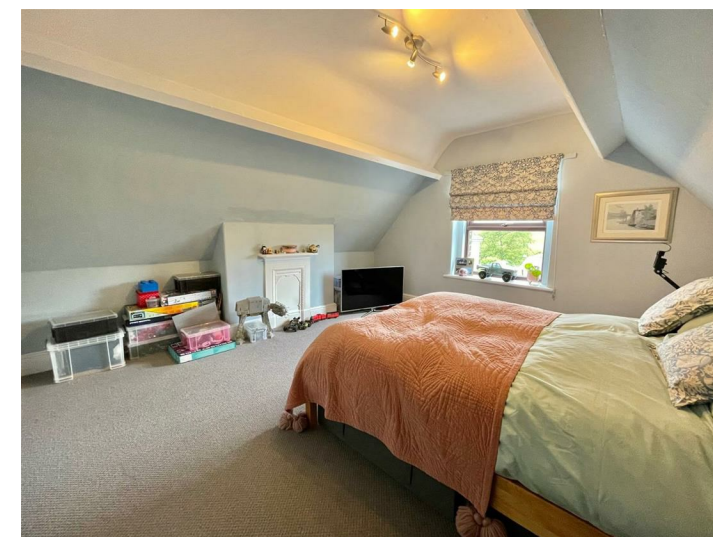


### SECOND FLOOR LANDING

Double glazed Velux style window, small seating area, dado rail.

### BEDROOM THREE

13'11 x 13'4 (4.24m x 4.06m)  
Double glazed window, cast iron fire surround, radiator.



### BEDROOM FOUR

15'7 x 11'1 (4.75m x 3.38m)  
Two double glazed Velux style windows, double glazed window, radiator.



### EXTERNALLY

To the front of the property there is a driveway providing off road parking. Gated access to a side garden seating area.

The rear of the house has an outhouse and steps leading to a lawned garden with borders and enclosed boundaries.

