

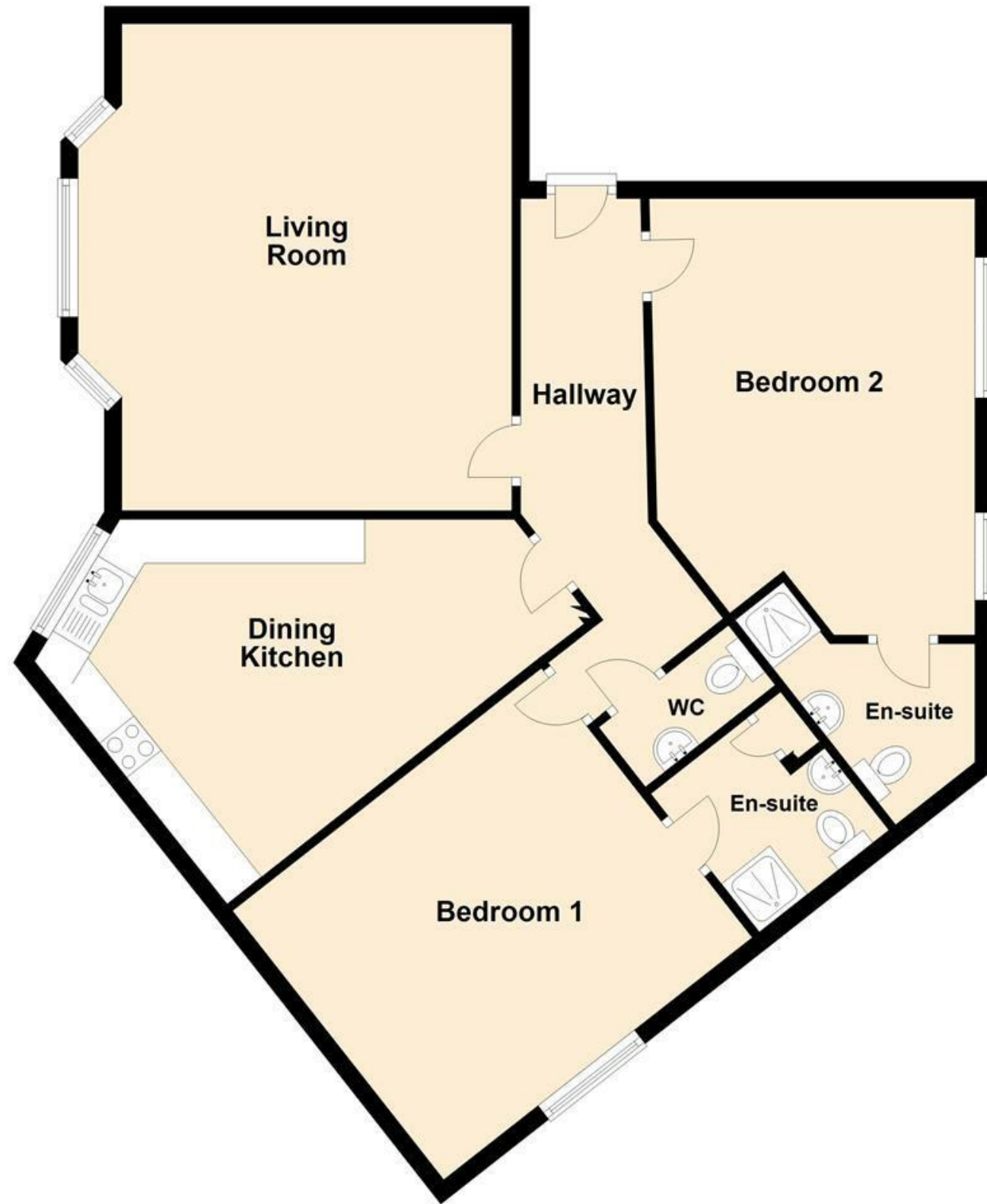


Wright Marshall  
Estate Agents

20 NORMANTON HOUSE PARK ROAD, BUXTON  
SK17 6GF

£279,950

### Second Floor



#### MISREPRESENTATION ACT 1967.

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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.
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Offered for sale with no onward chain. A spacious second floor apartment situated within a highly popular location and benefitting from LIFT ACCESS TO UPPER FLOORS. Comprising; hallway, living room, fitted dining kitchen, TWO DOUBLE BEDROOMS (both with en-suite facilities) and separate WC. Private cellar storage room, allocated parking and superb communal gardens.

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### COMMUNAL HALLWAY

With lift access to upper floors together with staircase and access to the cellar rooms.

### SECOND FLOOR LANDING

Access to two second floor apartments, double glazed sash windows.

### ENTRANCE HALL

Entrance door, security intercom system, access to roof void, cloaks cupboard with hanging space.

### SEPARATE WC

Low level WC, wash hand basin, radiator, extractor fan.

### LIVING ROOM

18'3 x 15'11 (5.56m x 4.85m)

Three double glazed sash windows overlooking the delightful communal gardens, fireplace with marble effect surround, hearth and back with electric fire, radiator.



### DINING KITCHEN

16'4 x 12'6 maximum (4.98m x 3.81m maximum)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, fitted washing machine, fitted dishwasher, cupboard housing central heating boiler, double glazed sash window, radiator, space for table and chairs.



### BEDROOM ONE

14'4 x 13'11 (4.37m x 4.24m)

Double glazed sash window, radiator, door to;



### EN-SUITE

Shower cubicle with shower fittings, wash hand basin, low level WC, heated towel rail, frosted double glazed sash window, airing cupboard with storage space.



### BEDROOM TWO

14'9 x 12'10 (4.50m x 3.91m)

Two double glazed sash windows, radiator, door to;



### EN-SUITE

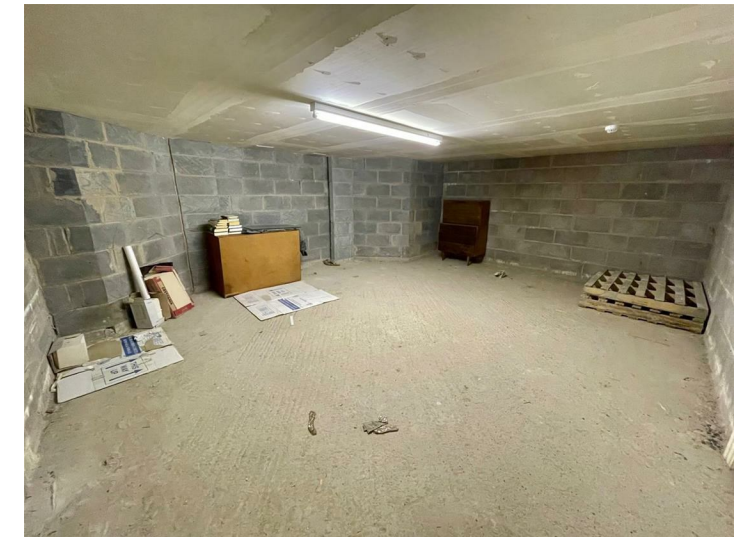
Shower cubicle with shower fittings, wash hand basin, low level WC, radiator, part tiled walls.



### PRIVATE CELLAR STORAGE ROOM

18'6 x 15'8 (5.64m x 4.78m)

Accessed from the communal hallway with lockable door, electric power and lighting.



### EXTERNALLY

There are two allocated and numbered parking spaces together with superb landscaped communal gardens with seating areas.

