



MISREPRESENTATION ACT 1967.

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EARLY VIEWING ESSENTIAL. A rare opportunity to purchase this detached period property formerly the lodge for Burbage Hall. Situated within a highly popular location, in need of some internal updating and **OFFERED FOR SALE WITH NO ONWARD CHAIN**. Comprising; hallway, living room, dining room, kitchen, WC, **THREE BEDROOMS** and family bathroom. Externally there is a gated driveway together with a good sized lawned garden with enclosed boundaries.

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

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ENTRANCE HALLWAY

7'11 x 5'9 (2.41m x 1.75m)
Entrance door, glazed window, radiator, stairs to first floor and doors leading to living room and dining room.

LIVING ROOM

14'4 x 13'11 (4.37m x 4.24m)
Bay window and glazed window, built in storage cupboard, dado rail, ceiling coving, under stairs storage cupboard.



DINING ROOM

13'10 x 10'0 (4.22m x 3.05m)
Glazed window, fireplace with wooden surround, tiled back and gas fire, radiator, plate rack.



KITCHEN

13'10 narrowing to 9'2 x 11'7 (4.22m narrowing to 2.79m x 3.53m)
Fitted with wall ad base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, four door Rayburn with twin hot plates, space for dishwasher, space for fridge/freezer and washing machine, two glazed windows, tiled flooring, two radiators and door to outside.



DOWNSTAIRS WC

Low level WC, wash hand basin, part frosted window, storage cupboard with meters.

FIRST FLOOR LANDING

Access to roof void, glazed window.

BEDROOM ONE

15'8 x 13'2 (4.78m x 4.01m)
Double glazed window, radiator.



BEDROOM TWO

12'7 x 12'6 (3.84m x 3.81m)
Double glazed window, radiator, built in wardrobe, airing cupboard with hot water cylinder.



BEDROOM THREE

10'10 x 7'7 plus door recess (3.30m x 2.31m plus door recess)
Double glazed window, radiator, walk in wardrobe.



BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, corner shower cubicle, two double glazed windows, radiator, part tiled walls.



EXTERNALLY

The property is approached by a gated driveway together with a pedestrian access of Macclesfield Road. There is ample off road parking together with patio area, two timber sheds and a good sized garden, laid to lawn with mature planting and enclosed boundaries.



GARDENS



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