



Wright Marshall
Estate Agents

PARK HOUSE, 8 MANCHESTER ROAD, BUXTON
SK17 6SB

£450,000



EARLY VIEWING IS AN ABSOLUTE MUST! A very spacious and extremely well presented duplex GARDEN APARTMENT with accommodation covering the ground and lower ground floor. Situated within a central location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hallway, living room, fitted dining kitchen, inner hallway with French doors to garden. FIVE BEDROOMS (two bedrooms with dressing rooms), family bathroom, shower room, store room and GARAGE (accessed from Marlborough Road). Driveway parking and PRIVATE GARDENS TO THREE SIDES.



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ENTRANCE PORCH

7'2 x 5'8 (2.18m x 1.73m)

Entrance door, decorative tiled floor, cloaks hanging space, ceiling coving.

HALLWAY

Ceiling coving, opening onto;

INNER HALLWAY

12'6 x 12'3 (3.81m x 3.73m)

French doors and windows leading to the outside, stairs to lower ground floor.



BATHROOM

Panelled bath with shower fittings over, vanity wash hand basin, enclosed cistern WC, double glazed sash window, tiled walls, heated towel rail, wood effect flooring.



LIVING ROOM

17'3 x 15'2 into bay (5.26m x 4.62m into bay)

Stone fireplace with open fire, double glazed sash bay window, double glazed sash window, radiator, ceiling coving.

FITTED DINING KITCHEN

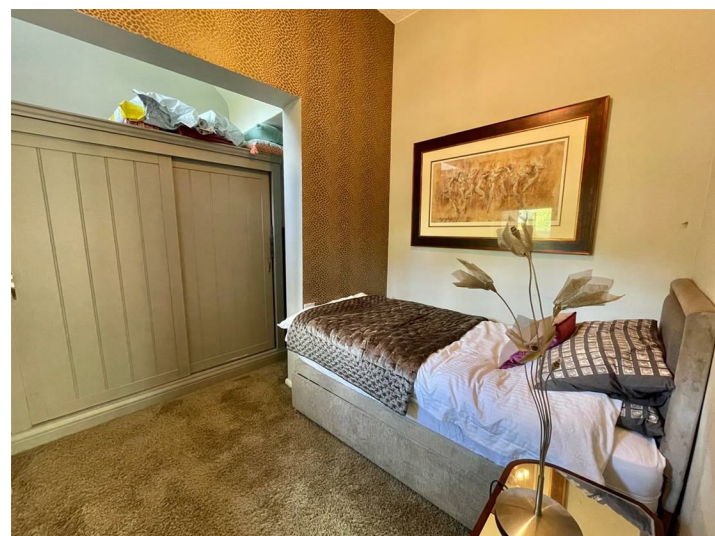
17'3 x 15'5 into bay (5.26m x 4.70m into bay)

Double glazed sash bay window with shutters, fitted with wall and base mounted units with granite work surfaces over, single drainer sink unit with mixer taps, space for three door twin plate range with extractor above, space for dishwasher, fitted fridge, island unit with granite top, radiator, wood flooring.

BEDROOM FOUR

10'7 x 8'2 (3.23m x 2.49m)

Two double glazed windows, radiator.



BEDROOM FIVE

9'8 x 7'10 (2.95m x 2.39m)

Double glazed sash window, radiator, storage cupboard.

BEDROOM THREE

12'8 x 10'5 (3.86m x 3.18m)

Double glazed sash window, radiator, ceiling coving.

LOWER GROUND FLOOR

SITTING ROOM

17'11 x 12'4 plus recess (5.46m x 3.76m plus recess)

Double glazed window, radiator, three wall light points, stairs to ground floor.



BEDROOM ONE

15'3 x 14'9 into bay (4.65m x 4.50m into bay)

Two double glazed windows, two radiators, three wall light points, door leading to;



DRESSING ROOM

10'9 x 9'8 (3.28m x 2.95m)

Radiator, skylight, hanging space and double glazed door leading to rear passageway.

BEDROOM TWO

15'0 x 14'4 into bay (4.57m x 4.37m into bay)

Two double glazed windows, radiator, four wall light points, opening onto;



DRESSING ROOM

11'9 x 4'2 (3.58m x 1.27m)

Hanging space, radiator.

SIDE PASSAGEWAY

20'8 x 4'5 (6.30m x 1.35m)

Space for washing machine and tumble dryer, door to garden, opening onto the garage.

GARAGE

23'6 x 7'11 (7.16m x 2.41m)

Electric up and over door, electric lighting (the access to the garage is off Marlborough Road).

EXTERNALLY

The apartments offers ample off road driveway parking to the front together with a lawned garden with border.

Gated access allows access to the side and rear private gardens, large patio garden with seating areas leading to the rear, the rear garden has a lawned area and further patio.

