



Wright Marshall  
Estate Agents

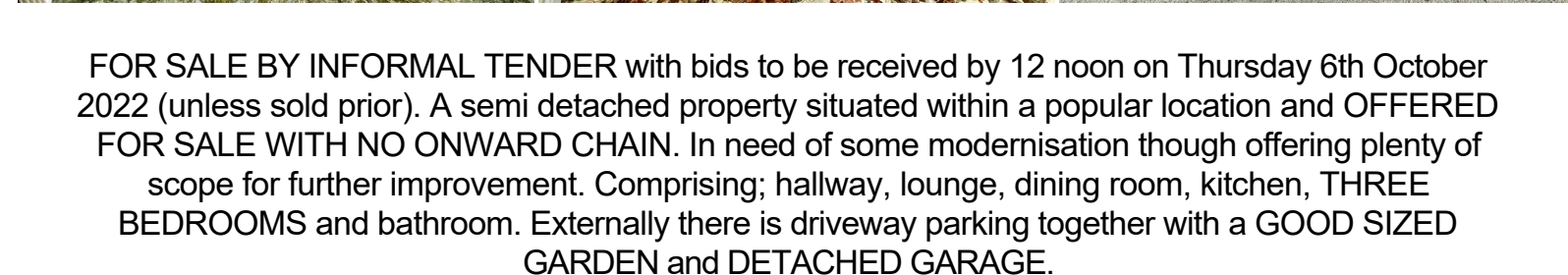
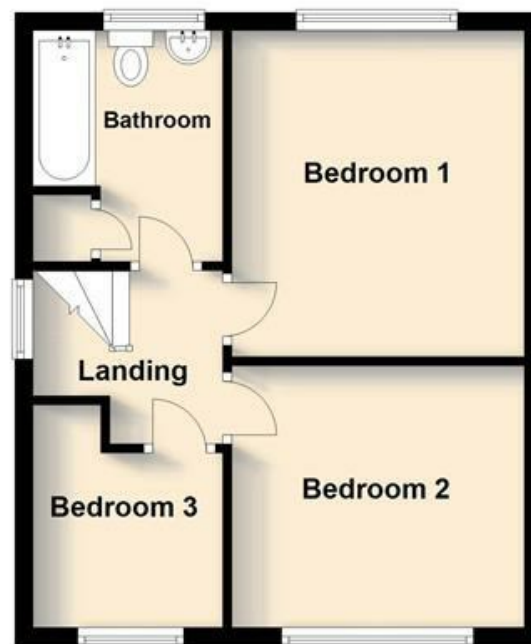
10 HOLKER ROAD, BUXTON SK17 6QN

OFFERS OVER £250,000

Ground Floor



First Floor



FOR SALE BY INFORMAL TENDER with bids to be received by 12 noon on Thursday 6th October 2022 (unless sold prior). A semi detached property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. In need of some modernisation though offering plenty of scope for further improvement. Comprising; hallway, lounge, dining room, kitchen, THREE BEDROOMS and bathroom. Externally there is driveway parking together with a GOOD SIZED GARDEN and DETACHED GARAGE.

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MISREPRESENTATION ACT 1967.

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**ENTRANCE PORCH**

5'2 x 3'8 (1.57m x 1.12m)  
Double glazed entrance door, double glazed windows to three sides, frosted internal door to;

**HALLWAY**

9'7 x 7'0 (2.92m x 2.13m)  
Double glazed window, radiator, picture rail, storage cupboard, stairs to first floor.



**LOUNGE**

11'9 x 10'9 (3.58m x 3.28m)  
Double glazed door with double glazed windows either side, fireplace with open fire, wooden mantel and stone effect hearth, picture rail.



**DINING ROOM**

11'8 into bay x 10'10 (3.56m into bay x 3.30m)  
Double glazed bay window, two radiators, tiled fireplace with open fire, picture rail.



**KITCHEN**

11'11 x 7'1 narrowing to 3'10 (3.63m x 2.16m narrowing to 1.17m)  
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for electric cooker, space for washing machine and fridge/freezer, built in storage cupboard, double glazed window, pantry with frosted double glazed window, radiator, frosted door leading to;



**REAR PORCH**

6'1 x 3'5 (1.85m x 1.04m)  
Double glazed windows to three sides, double glazed door to outside, tiled flooring.

**FIRST FLOOR LANDING**

Access to roof void, double glazed window.

**BEDROOM ONE**

11'10 x 10'9 (3.61m x 3.28m)  
Double glazed window, radiator, built in wardrobe.



**BEDROOM TWO**

10'10 x 9'7 (3.30m x 2.92m)  
Double glazed window, radiator.



**BEDROOM THREE**

7'2 x 7'0 maximum (2.18m x 2.13m maximum)  
Double glazed window, radiator.



**BATHROOM**

Panelled bath with shower fittings over, low level WC,

pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window, airing cupboard.



**EXTERNALLY**

The property benefits from a good sized plot and has two driveways providing ample off road parking (second driveway accessed from Sylvan Cliff) together with a detached garage.

There is garden frontage with hedgerow surround and borders and a good sized lawned garden to the rear with timber shed and enclosed boundaries.



**DETACHED GARAGE**

19'3 x 8'11 (5.87m x 2.72m)  
Up and over door, five glazed windows, courtesy door to the rear.