



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This generously proportioned townhouse is conveniently positioned WITHIN WALKING DISTANCE OF BUXTON TOWN CENTRE, providing easy access to transportation links, shops, and various amenities. Spanning THREE FLOORS, the residence includes a hallway, WC, a welcoming living room, a well-fitted dining kitchen, FOUR BEDROOMS (with the main featuring an en-suite), and a family bathroom. The exterior boasts an enclosed rear yard and FRONT OFF-ROAD PARKING.

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

This generously proportioned townhouse is conveniently positioned WITHIN WALKING DISTANCE OF BUXTON TOWN CENTRE, providing easy access to transportation links, shops, and various amenities. Spanning THREE FLOORS, the residence includes a hallway, WC, a welcoming living room, a well-fitted dining kitchen, FOUR BEDROOMS (with the main featuring an en-suite), and a family bathroom. The exterior boasts an enclosed rear yard and FRONT OFF-ROAD PARKING.

ENTRANCE HALLWAY

Double-glazed entrance door, radiator, wood-effect flooring and stairs to the first floor.



DOWNSTAIRS WC

Low-level WC, pedestal wash hand basin with tiled splash back, wood-effect flooring.

LIVING ROOM

14'9 x 11'11 (4.50m x 3.63m)
Double-glazed French doors with full-height double-glazed windows on either side, radiator.



FITTED DINING KITCHEN

15'11 x 7'8 (4.85m x 2.34m)
Fitted with wall and base-mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with a mixer tap, fitted oven with a five-ring gas hob and extractor above, space for washing machine, space for fridge/freezer, double-glazed window, radiator, and tiled flooring.



FIRST FLOOR LANDING

Stairs to the second floor, double-glazed window, radiator.

BEDROOM THREE

14'9 x 11'11 (4.50m x 3.63m)
Two double-glazed windows and a radiator.



BEDROOM FOUR

9'11 x 8'7 (3.02m x 2.62m)
Double-glazed window and a radiator.

BATHROOM

Panelled bath with shower fittings over, low-level WC, pedestal wash hand basin, heated towel rail, extractor fan.



SECOND FLOOR LANDING

Access to second-floor rooms.

BEDROOM ONE

14'9 x 11'11 (4.50m x 3.63m)
Double-glazed window and double-glazed Velux-style window, radiator, door to;



EN-SUITE

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



BEDROOM TWO

12'7 x 11'5 plus door recess (3.84m x 3.48m plus door recess)
Double-glazed window and double-glazed Velux-style window, radiator, and access to roof void.



EXTERNALLY

To the front of the property, there is a garden frontage together with a driveway providing off-road parking. The rear of the house offers a paved garden.



NOTES

This property is believed to be freehold, subject to solicitor verification.
Council Tax Band - C
EPC Rating - C