



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.



Set over FOUR FLOORS, this substantial FIVE BEDROOM period property has been tastefully renovated by the current owners. Situated within easy walking distance of Buxton town centre, local schools and public transport links. Offering spacious accommodation throughout the property comprises a hallway, living room, contemporary kitchen opening to an extended dining room with bi-folding doors, cellars, FIVE BEDROOMS, and a modern bathroom. Externally, there is OFF ROAD PARKING together with a GOOD SIZED LOW MAINTENANCE REAR GARDEN.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

Set over FOUR FLOORS, this substantial FIVE BEDROOM period property has been tastefully renovated by the current owners. Situated within easy walking distance of Buxton town centre, local schools and public transport links. Offering spacious accommodation throughout the property comprises a hallway, living room, contemporary kitchen opening to an extended dining room with bi-folding doors, cellars, FIVE BEDROOMS, and a modern bathroom. Externally, there is OFF ROAD PARKING together with a GOOD SIZED LOW MAINTENANCE REAR GARDEN.

**ENTRANCE VESTIBULE**

UPVC external door and wood-effect flooring.

**ENTRANCE HALLWAY**

Radiator, wood-effect flooring, and stairs to the first floor.



**LIVING ROOM**

14'2" into bay x 9'6" (4.32m into bay x 2.90m)  
UPVC double-glazed bay window and a radiator.



**KITCHEN**

12'11" x 9'06" (3.94m x 2.90m)  
A range of wall and base units with a quartz worktop, four-ring electric induction hob, integral double oven, integral microwave/oven, space for a fridge freezer, sink with a mixer tap over, integral dishwasher, wood-effect flooring, and open to;



**DINING ROOM**

10'03" x 12'07" (3.12m x 3.84m)  
Reynaers aluminum double-glazed bi-folding doors, two Velux windows, radiator, wood-effect flooring, and access to the cellar.



**CELLARS**

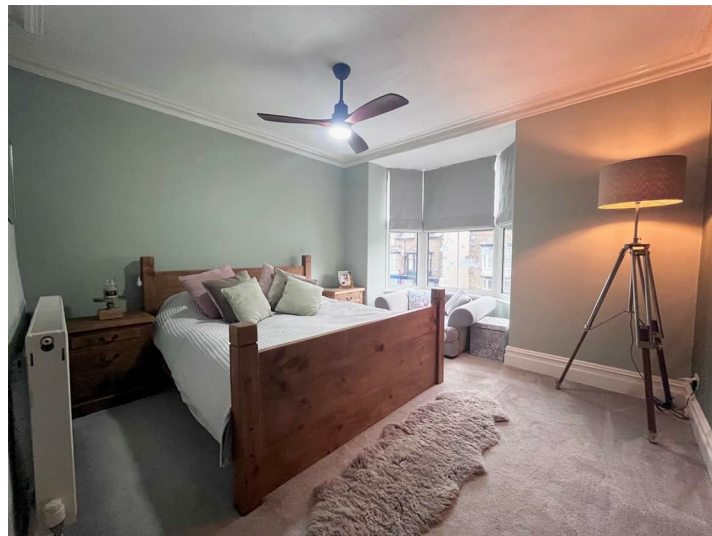
Comprising of two rooms one with a fitted worktop, plumbing for a dryer and an electric radiator.

**FIRST FLOOR LANDING**

Stairs to the second floor.

**BEDROOM ONE**

15'11" into bay x 12'11" (4.85m into bay x 3.94m)  
UPVC double-glazed bay window and a radiator.



**BEDROOM THREE**

13'1" x 7'3" (4 x 2.23)  
UPVC double-glazed window, built-in cupboard, and a radiator.



**BATHROOM**

10'5" x 6'5" (3.18m x 1.96m)  
Two UPVC double-glazed windows, bath with a rainforest shower fitment over, WC with a push flush, washbasin with a matt black mixer tap, matt black ladder-style radiator, smart Eco tech central heating boiler, tiled walls, and tiled flooring with underfloor heating.



**SECOND FLOOR LANDING**

UPVC double-glazed window and stairs to the third floor.

**BEDROOM TWO**

13'1" x 13'1" m (4 x 4 m)  
UPVC double-glazed windows and a radiator.



**BEDROOM FOUR**

13'1" x 7'3" (4 x 2.23)  
UPVC double-glazed window, and a radiator.



**BEDROOM FIVE**

23'3" x 12'11" (7.10 x 3.96)  
Located on the third floor, it formerly comprised two bedrooms. The current owners had plans to convert it into one bedroom and an additional bathroom. The current layout remains unfinished and features a Velux window, UPVC double-glazed window, and loft access.

**EXTERNALLY**

To the front of the property is a driveway with parking for two small vehicle. To the rest is an enclosed garden with a patio, artificial grass lawn, and a raised seating area. The rear also offers outdoor electric sockets.



**NOTES**

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