



This **THREE-BEDROOM** semi-detached home is located in a sought-after area on the outskirts of Buxton. Initially, the property comprises an entrance hall, living room with a bay window, dining room, fitted kitchen, utility room, ground floor WC, and a Conservatory. To the first floor are three double bedrooms, a modern bathroom, and access to the loft space. Externally the property offers both a front and rear garden, providing open views of the surrounding hills, as well as ample off-road parking and a garage.

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MISREPRESENTATION ACT 1967.

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ENTRANCE HALL

External door and tiled flooring.

WC

Double-glazed window, WC, washbasin, and tiled flooring.

HALLWAY

Understairs storage cupboard, radiator, and stairs to the first floor.

LIVING ROOM

10 x 13 (3.05m x 3.96m)

Double-glazed bay window, gas fire, and a radiator.



DINING ROOM

7'11 x 13'1 (2.41m x 3.99m)

Double-glazed window, radiator, and an downstairs pantry.



UTILITY ROOM

6'09 x 5'08 (2.06m x 1.73m)

Double-glazed window, fitted units to the base level, wood-effect flooring, and open to the kitchen.



KITCHEN

9'07 x 6'10 (2.92m x 2.08m)

Double-glazed window, a range of wall and base units, stainless steel sink and drainer with a mixer tap, electric hob, integral oven and grill, plumbing for dishwasher and washing machine, radiator, and wood-effect flooring.



CONSERVATORY

10'11 x 9'5 (3.33m x 2.87m)

Double-glazed window and double doors, tiled flooring with underfloor heating.



LANDING

Double-glazed window, radiator, and stairs to the loft space.

BEDROOM ONE

10'4 x 13'3 (3.15m x 4.04m)

Double-glazed window, fitted wardrobes, and a radiator.



BEDROOM TWO

10 x 13'05 (3.05m x 4.09m)

Double-glazed window, fitted wardrobes, and a radiator.



BEDROOM THREE

8 x 13'02 (2.44m x 4.01m)

Double-glazed window and a radiator.



BATHROOM

7'09 x 8'10 (2.36m x 2.69m)

Two double-glazed windows, freestanding roll-top bath with a mixer tap over, walk-in corner shower cubicle, pedestal washbasin with a mixer tap, WC with a push flush, ladder-style radiator, tiled walls, and flooring.



LOFT

11 x 13 (3.35m x 3.96m)

Velux window.



EXTERIOR

To the front of the property is a lawned garden and tarmac driveway providing ample off-road parking. To the rear is a patio seating leading to a lawn garden.



GARAGE

Roller garage door, boiler, light and power, and double-glazed double doors to the rear.

NOTES

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