







\*\*\*\*\* NO UPWARD CHAIN  
\*\*\*\*\* WELL PRESENTED SEMI  
DETACHED PROPERTY WITH  
AMPLE PARKING AND A LARGE  
UPVC DOUBLE GLAZED  
CONSERVATORY \*\*\*\* Set in the  
beautiful town of Buxton and in  
a quiet location the property  
offers a porch and hall, fitted  
breakfast kitchen, lounge and a  
upvc double glazed  
conservatory, three first floor  
bedrooms and a bathroom.  
Front and rear gardens and  
plenty of parking including a  
space for motor home or  
caravan. A VIEWING  
APPOINTMENT IS HIGHLY  
RECOMMENDED.



**ABODE**  
SALES & LETTINGS



## PORCH

Entrance door into the hall with a door into the hall.

## HALL

Stairs to the first floor, radiator and doors to -

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Space for a cooker, space and plumbing for bath a washing machine and dishwasher, further appliance spaces. Radiator and two upvc double glazed windows.

## LOUNGE

Feature stone effect fireplace with living flame coal effect gas fire, radiator, upvc double glazed window to the side and sliding doors onto the conservatory. Door to the pantry/storage.

## PANTRY/STORAGE

Great storage area.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden, radiator and a tiled floor.

## FIRST FLOOR LANDING

Loft access with pull down ladder, light and boarded. Doors to -

## BEDROOM 1

Fitted wardrobes, drawers and cupboards, storage cupboard, radiator and upvc double glazed window.

## BEDROOM 2

Radiator and upvc double glazed window.



## BEDROOM 3

Radiator and upvc double glazed window.











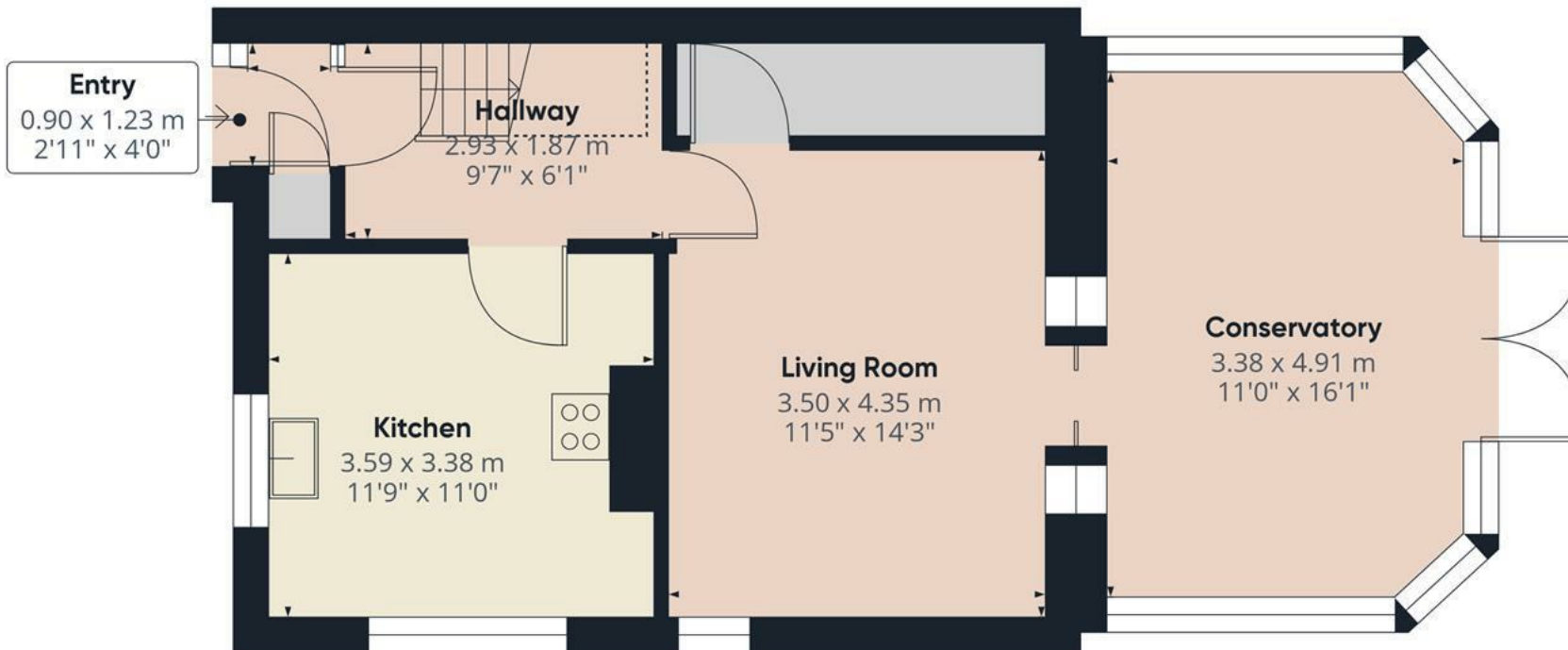
## BATHROOM

Re-fitted bathroom with a panel enclosed bath with a rainfall shower and hand held shower head, shower screen, low flush wc, vanity sink unit with wash hand basin and a drawer under. Ladder style radiator and a upvc double glazed window.

## OUTSIDE

The front is on a corner style plot offering a front garden and ample parking for a number of cars and a motor home or caravan. The rear garden is enclosed offering a side gate, garden shed, large paved patio and a lawn.





**Approximate total area<sup>(1)</sup>**

54.42 m<sup>2</sup>  
585.77 ft<sup>2</sup>

**Reduced headroom**

1.41 m<sup>2</sup>  
163.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

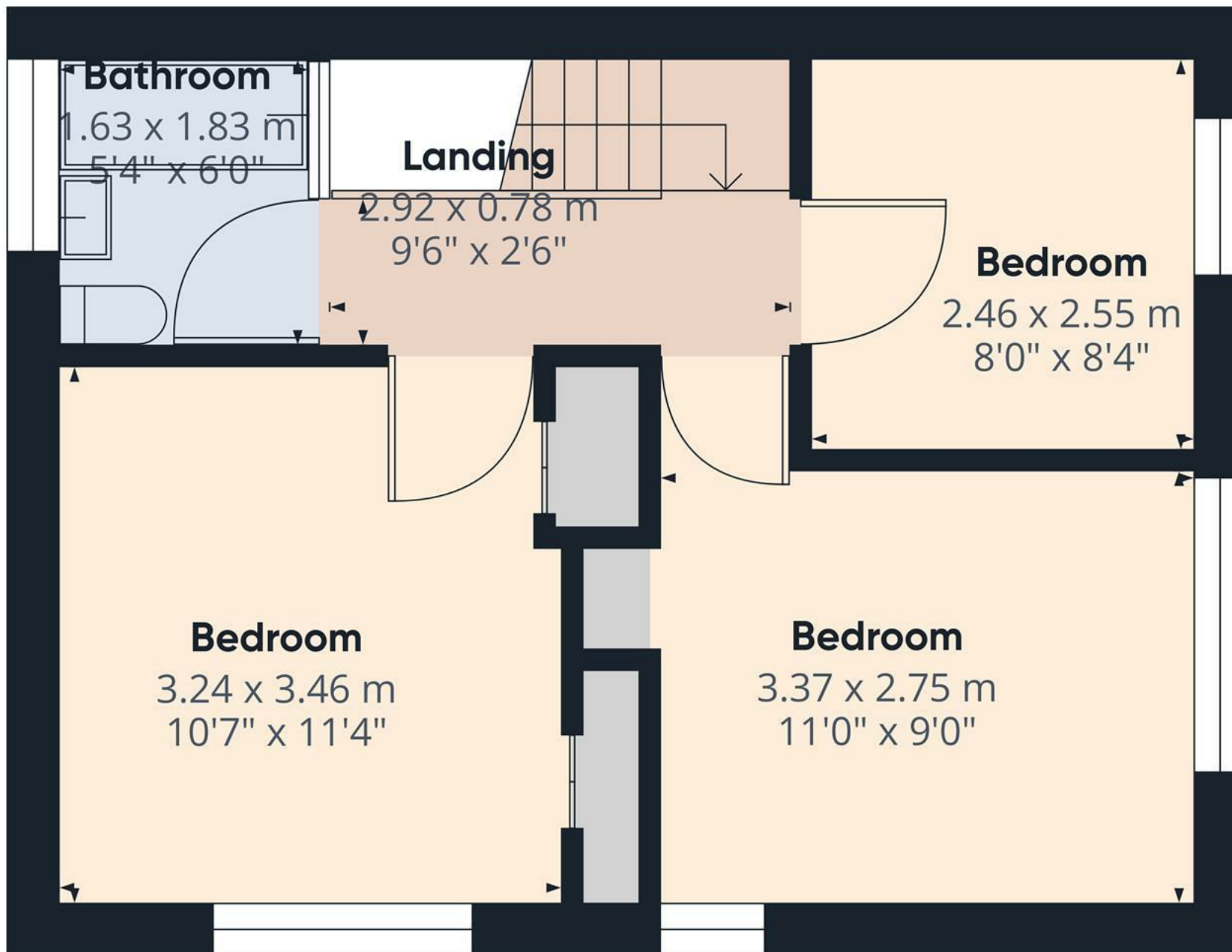
Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Approximate total area<sup>(1)</sup>

33.71 m<sup>2</sup>

362.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

