



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley 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-Manley has any authority to make any representation whatever in relation to this property.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A modern detached property situated within a highly regarded development within close proximity to Buxton. Comprising; entrance hallway, lounge, dining room, conservatory, THREE BEDROOMS (master with en-suite) and a family bathroom. Externally there is off road parking, a detached garage and enclosed rear garden.

ENTRANCE HALLWAY

Double glazed entrance door, double glazed window, stairs to first floor, under stairs storage cupboard, radiator.

DOWNSTAIRS WC

Low level WC, wash hand basin, frosted double glaze window, radiator.

LOUNGE

Double glazed display bay window, radiator, fireplace with open brick surround and wooden mantel, ceiling coving, opening onto;

DINING ROOM

Double glazed window, and double glazed door to conservatory, radiator, ceiling coving.

CONSERVATORY

Double glazed windows to three sides, sliding patio door to garden, wall heater, tiled flooring.

KITCHEN

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted double oven with four ring electric hob and extractor above, space for washing machine and fridge/freezer, double glazed window, frosted double glazed door.

FIRST FLOOR LANDING

Access to roof void, double glazed window.

BEDROOM ONE

Double glazed window, radiator, door to;

EN-SUITE

Shower cubicle with shower fittings over, vanity wash band basin with cupboards beneath, frosted double glazed window.

BEDROOM TWO

Double glazed display bay window, fitted wardrobes with double bed recess, radiator.

BEDROOM THREE

Double glazed window, built in storage cupboard.

SHOWER ROOM

Walk in double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, radiator, airing cupboard with storage space.

EXTERNALLY

To the front of the house there is a block paved driveway leading to the detached garage located at the rear, there are also raised borders.

The rear of the property offers an enclosed low maintenance garden with raised borders and seating areas together with a gate allowing access to the driveway.