



MISREPRESENTATION ACT 1967.

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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.

EARLY VIEWING ESSENTIAL. Situated within walking distance of Buxton is this delightful stone built mid terraced property IDEAL FOR A FIRST TIME BUYER. Comprising; porch, lounge, fitted dining kitchen, TWO GOOD SIZED BEDROOMS and fitted bathroom. Externally there is a rear yard that also offers off road parking.

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GROUND FLOOR

ENTRANCE PORCH

Double glazed windows, wood effect flooring, double glazed entrance door.

LOUNGE

14'3 x 13'9 (4.34m x 4.19m)

Double glazed door, double glazed window, stairs to first floor, delightful cast iron fireplace with living flame gas fire, tiled inserts and tiled hearth, two wall light points, radiator, door to cellar and door to;

FITTED DINING KITCHEN

14'1 x 8'4 (4.29m x 2.54m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, fitted oven with four ring gas hob and extractor fan above, single drainer sink unit with mixer taps, fitted fridge/freezer, space for washing machine, cupboard housing central heating boiler, radiator, double glazed window, double glazed door to outside.

LOWER GROUND FLOOR

CELLAR ROOM

14'3 x 13'5 narrowing to 10'9 (4.34m x 4.09m narrowing to 3.28m)

Single chamber with electric lighting.

FIRST FLOOR

LANDING

Access to first floor rooms and loft space.

BEDROOM ONE

14'0 x 11'3 (4.27m x 3.43m)

Built in wardrobe, fitted cupboards, ceiling coving, radiator, double glazed window.

BEDROOM TWO

8'3 x 7'8 (2.51m x 2.34m)

Double glazed window, radiator, ceiling coving.

BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, tiled walls, tiled flooring, radiator, frosted double glazed window.

EXTERNALLY

To the rear of the property there is a yard which offers off road parking whilst the front of the house is accessed from a walkway.

