



A well presented mid terraced property situated within a popular location and offered for sale with no onward chain involved. Comprising; lounge, fitted dining kitchen, dining room, two bedrooms, bathroom plus a useful loft room. Externally there is a rear yard.

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.



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### ENTRANCE VESTIBULE

### LOUNGE

Double glazed window, wood effect flooring and cast iron stove (included within the sale).



### FITTED KITCHEN

Fitted with a range of wall and base mounted units with work surfaces over, single drainer sink unit with mixer taps, space for range style cooker, double glazed window, door and stairs to lower ground floor, wood effect flooring, door to;

Please note that the fridge freezer, cooker and washing machine will be included within the sale.



### DINING ROOM

Two double glazed windows, space for fridge/freezer, space for dining table and chairs.

### FIRST FLOOR LANDING

### BEDROOM ONE

A double bedroom with double glazed window, radiator.



### BEDROOM TWO

Two double glazed windows, wood effect flooring.



### BATHROOM

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



### SECOND FLOOR LOFT ROOM

Currently used as a bedroom. Two double glazed Velux style windows,



### EXTERNALLY

To the rear of the house there is a small yard.

### DIRECTIONS

From our Buxton office proceed left up Terrace Road, cross the market place and continue straight on at the traffic lights onto London Road where the property can be found on the left hand side.

### VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

### SERVICES

#### SERVICES

Mains services are connected to the property.

### NOTE

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Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.