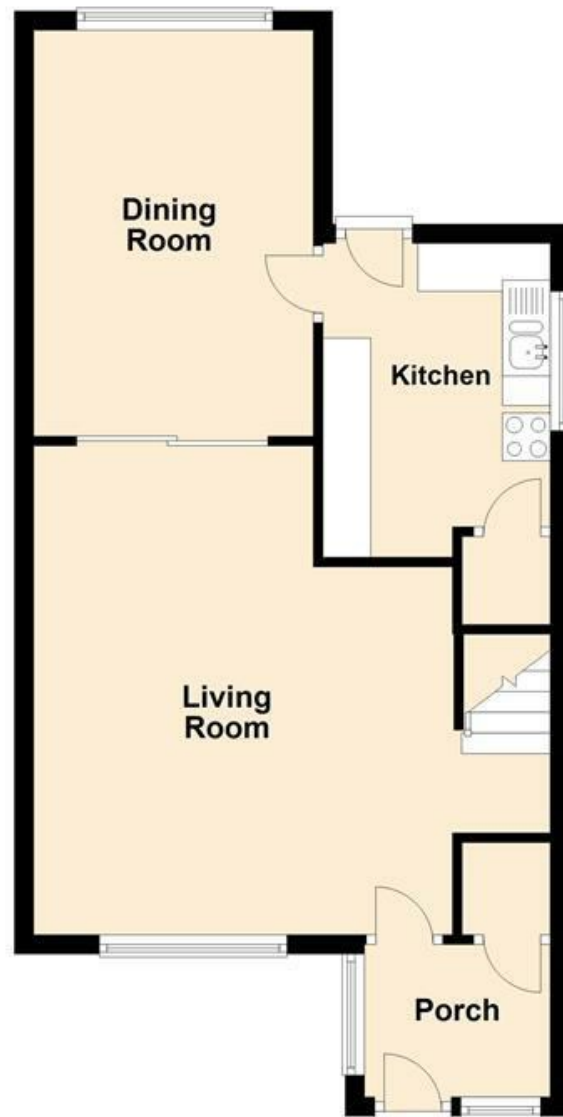
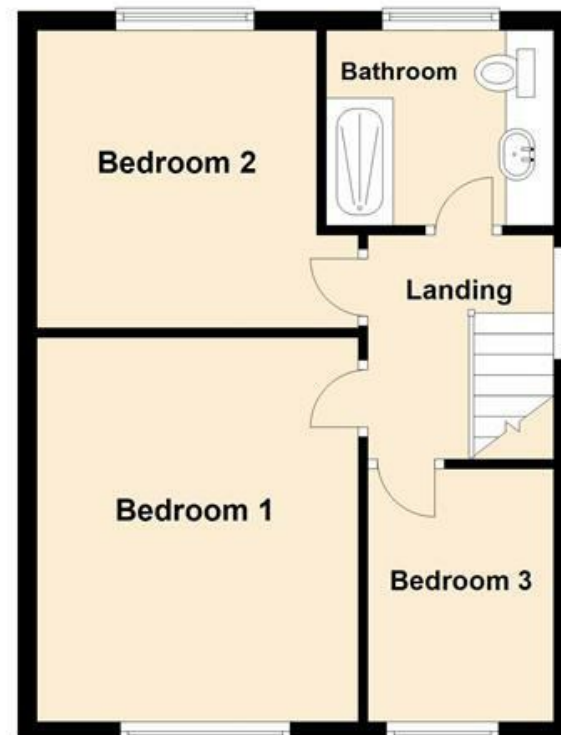




Ground Floor



First Floor



MISREPRESENTATION ACT 1967.

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

EARLY VIEWING ESSENTIAL. Situated within a highly popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. An extended semi detached property benefitting from double glazing, driveway parking and a detached garage. Comprising; porch, living room, extended dining room, fitted kitchen, **THREE BEDROOMS** and fitted bathroom. Gardens to both front and rear.

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EARLY VIEWING ESSENTIAL. Situated within a highly popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. An extended semi detached property benefitting from double glazing, driveway parking and a detached garage. Comprising; porch, living room, extended dining room, fitted kitchen, THREE BEDROOMS and fitted bathroom. Gardens to both front and rear.

ENTRANCE PORCH

6'4 x 5'3 (1.93m x 1.60m)

Entrance door, two double glazed windows, radiator, door to cupboard with wall mounted central heating boiler.

LIVING ROOM

16'9 x 14'4 maximum (5.11m x 4.37m maximum)

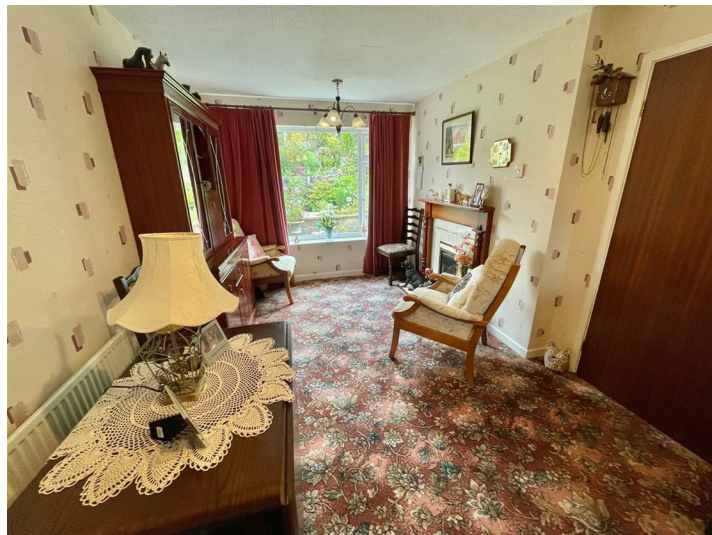
Double glazed window, fireplace with wooden surround, marble effect hearth and back with electric fire, two radiators, glazed sliding doors leading to;



EXTENDED DINING ROOM

13'10 x 9'4 (4.22m x 2.84m)

Double glazed window, radiator, fireplace with wooden surround.



FITTED KITCHEN

10'10 x 7'7 (3.30m x 2.31m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with

mixer tap, space for washing machine, electric cooker and fridge/freezer, double glazed window, door to outside, door to pantry with shelving.



FIRST FLOOR LANDING

Access to roof void, double glazed window, radiator.



BEDROOM ONE

12'4 x 10'9 (3.76m x 3.28m)

Double glazed window, fitted wardrobes, two wall light points, radiator.



BEDROOM TWO

10'8 x 10'6 (3.25m x 3.20m)

Double glazed window, radiator.



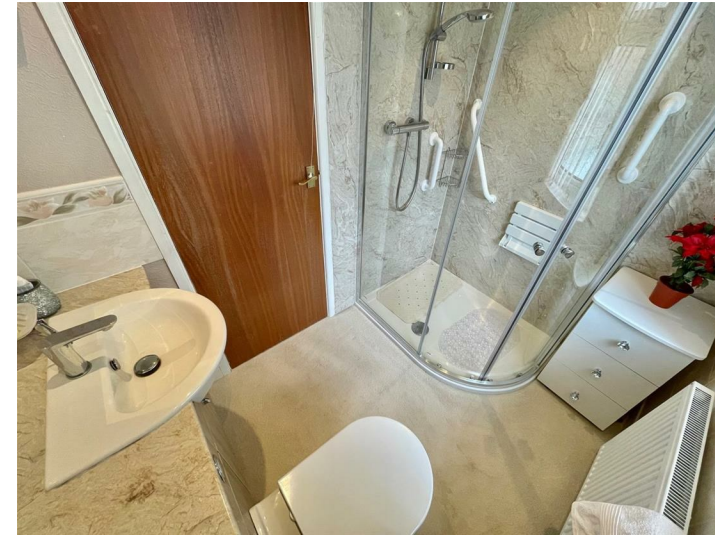
BEDROOM THREE

8'10 x 6'2 maximum (2.69m x 1.88m maximum)

Built in storage cupboard, double glazed window, radiator.

BATHROOM

Double shower cubicle with shower over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, frosted double glazed window, part tiled walls, radiator.



EXTERNALLY

To the front of the house there is a driveway providing ample off road parking and leading to the garage, there is a garden frontage with borders.

The rear of the property offers a patio area leading to a tiered garden with mature plantings.



DETACHED GARAGE

19'0 x 8'6 (5.79m x 2.59m)

Electric up and over door, power and lighting.