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.







BRIERLEA , EARL STERNDALE, SK17 0BS OFFERS IN THE REGION OF £325,000



EARLY VIEWING ESSENTIAL. An extended semi detached property situated within a highly popular village location and OVERLOOKING THE VILLAGE GREEN.. Offering spacious, well presented accommodation including; hallway, lounge, fitted dining kitchen, utility room, WC, THREE DOUBLE BEDROOMS and a spacious family bathroom. Externally there is off road parking to the front and a GOOD SIZED REAR GARDEN with decking area to the rear.

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EARLY VIEWING ESSENTIAL. An extended semi detached REAR HALLWAY property situated within a highly popular village location and Double glazed door to outside, tiled flooring. OVERLOOKING THE VILLAGE GREEN. Offering spacious, well presented accommodation including; hallway, lounge, BEDROOMS and a spacious family bathroom. Externally frosted double glazed window. there is off road parking to the front and a GOOD SIZED REAR GARDEN with decking area to the rear.

ENTRANCE HALLWAY

glazed entrance door.

LOUNGE

14'6 x 13'10 into bay (4.42m x 4.22m into bay)

Double glazed bay window overlooking the village green, under stairs storage cupboard, fireplace with open brick surround and cast iron stove with granite effect hearth, two radiators.



DINING KITCHEN

17'3 x 10'10 (5.26m x 3.30m)

Fitted with a range of wall and base mounted units with work surfaces over and matching returns, fitted range style cooker with five ring hob, space for American style fridge/freezer, fitted dishwasher, single drainer sink unit with mixer tap, wood effect flooring, feature radiator, fitted breakfast bar, double glazed window, double glazed patio doors to rear garden and space for table and chairs.



DOWNSTAIRS WC

fitted dining kitchen, utility room, WC, THREE DOUBLE Low level WC, corner wash hand basin, heated towel rail,

UTILITY ROOM

9'8 x 7'11 (2.95m x 2.41m)

Wall and base mounted units with work surfaces over and Stairs to first floor, radiator, wood effect flooring, double tiled splash backs, single drainer sink unit, space for washing machine and tumble dryer, double glazed window.



FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

14'0 x 11'2 (4.27m x 3.40m)

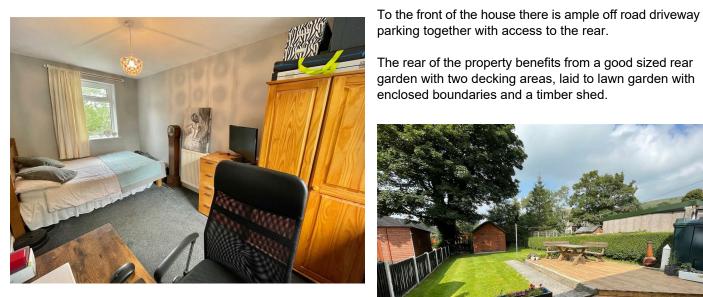
Double glazed window, radiator, walk in wardrobe with hanging space.



BEDROOM TWO

14'3 x 7'11 (4.34m x 2.41m)

Two double glazed windows, radiator. Study area to one side of the bedroom.



BEDROOM THREE

12'10 x 10'0 (3.91m x 3.05m) Double glazed window, radiator.



FAMILY BATHROOM

Freestanding claw foot bath with hand held shower fittings over, pedestal wash hand basin, low level WC, part tiled walls, frosted double glazed window, separate shower cubicle with shower fittings over, part tiled flooring.



parking together with access to the rear.

The rear of the property benefits from a good sized rear garden with two decking areas, laid to lawn garden with enclosed boundaries and a timber shed.



EXTERNALLY