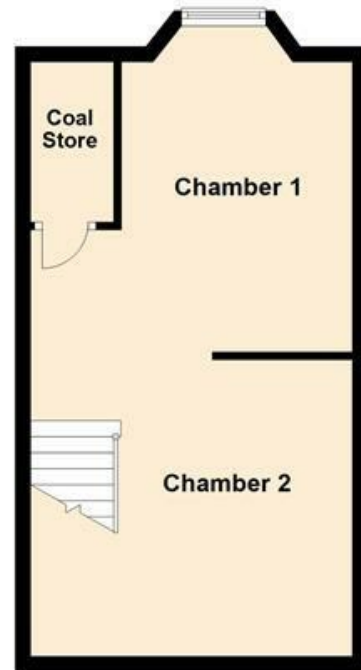


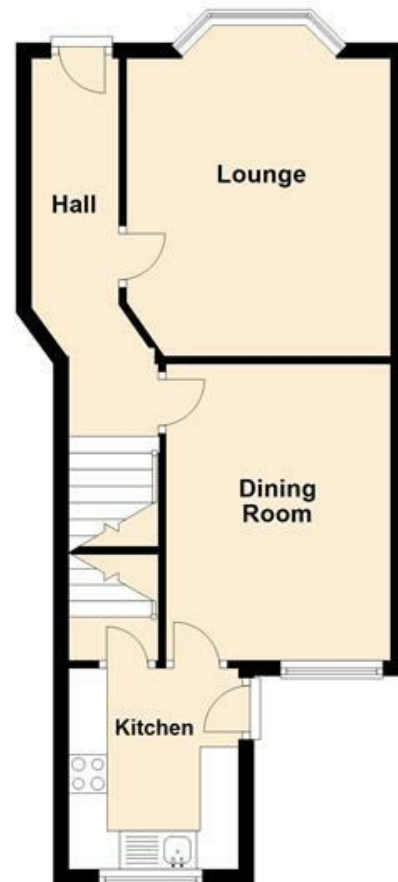
Lower Ground Floor



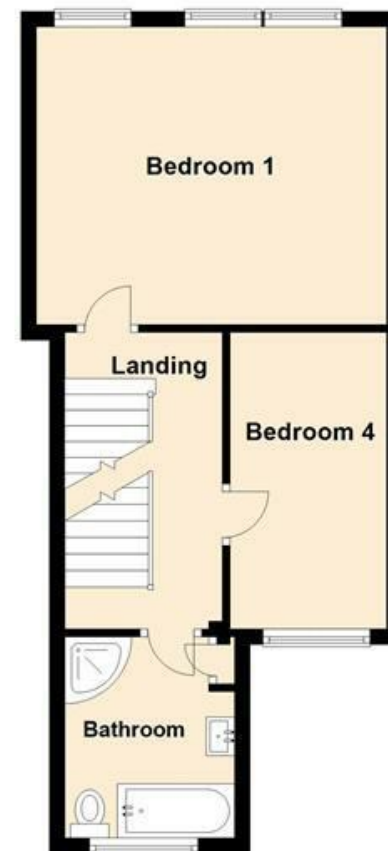
Second Floor



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 IS ESSENTIAL - FULL BROCHURE TO FOLLOW.** Situated within the highly popular location of Burbage and OFFERED FOR SALE WITH NO ONWARD CHAIN is this stone built terrace with accommodation set over three floors plus cellars would suit a variety of purchasers. Comprising; hallway, lounge, dining room, fitted kitchen, cellars, **FOUR BEDROOMS** and fitted bathroom. Externally there are gardens to both front and rear.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
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**HALLWAY**

Double glazed entrance door, radiator, stairs to first floor, ceiling coving.

**LOUNGE**

14'0 x 11'3 (4.27m x 3.43m)  
Double glazed bay window, fireplace with marble effect surround with living flame gas fire, radiator, ceiling coving.



**DINING ROOM**

12'8 x 9'7 (3.86m x 2.92m)  
Double glazed window, open brick chimney breast with inset cast iron stove and tiled hearth.



**KITCHEN**

8'7 x 7'3 (2.62m x 2.21m)  
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor

above, space for washing machine, fitted fridge/freezer, space for slimline dishwasher, double glazed window, frosted double glazed door, tiled flooring, door to cellar.



**CELLARS**

Chamber One 14'8 x 10'2 maximum with meters, space for chest freezer and tumble dryer, power and lighting.

Coal store

Chamber Two 11'9 x 9'3

**FIRST FLOOR LANDING**

Stairs to second floor.

**BEDROOM ONE**

14'9 x 11'9 into robes (4.50m x 3.58m into robes)  
Fitted wardrobes with double bed recess, two double glazed windows, radiator.



**BEDROOM FOUR**

12'8 x 6'8 (3.86m x 2.03m)  
Double glazed window, radiator.



**BATHROOM**

8'5 x 7'0 (2.57m x 2.13m)  
Panelled bath, low level WC, vanity wash hand basin with cupboards beneath, corner shower cubicle, airing cupboard with wall mounted central heating boiler, tiled walls, tiled flooring, frosted double glazed window, heated towel rail.



**SECOND FLOOR LANDING**

Double glazed Velux style window, eaves storage cupboard, access to roof void.

**BEDROOM TWO**

14'9 x 11'9 (4.50m x 3.58m)  
Double glazed window, radiator, built in storage cupboard.



**BEDROOM THREE**

12'10 x 6'7 (3.91m x 2.01m)  
Double glazed window, radiator, fitted wardrobe.



**EXTERNALLY**

To the front of the house there is a garden frontage with seating area.

The rear of the property offers an enclosed patio garden with roof top views.

