



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 - MORE DETAILS TO FOLLOW. A very well presented bay fronted stone built terrace property situated within WALKING DISTANCE OF BUXTON. Offering accommodation set over three floors plus cellars including; vestibule, lounge, dining room, re-fitted kitchen, cellar room, **FOUR GOOD SIZED BEDROOMS** and a re-fitted bathroom with claw foot bath. Externally there is walled frontage together with an enclosed patio garden to the rear. **OFFERED FOR SALE WITH NO ONWARD CHAIN.**

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

A very well presented bay fronted stone built terrace property situated within WALKING DISTANCE OF BUXTON. Offering accommodation set over three floors plus cellars including; vestibule, lounge, dining room, re-fitted kitchen, cellar room, FOUR GOOD SIZED BEDROOMS and a re-fitted bathroom with claw foot bath. Externally there is walled frontage together with an enclosed patio garden to the rear. EPC BAND D. Gas central heating and multi fuel stove.

ENTRANCE VESTIBULE

Entrance door, internal window, tiled flooring, ceiling coving,

LIVING ROOM

14'10 x 12'6 into bay (4.52m x 3.81m into bay)

Wood effect flooring, fireplace with wooden surround, tiled hearth and inset cast iron stove, sash bay window with window seat and shutters, feature radiator, two wall light points, ceiling coving.

DINING ROOM

13'11 x 12'6 (4.24m x 3.81m)

Stairs to first floor, wood effect flooring, door to cellars, open brick fire surround, double glazed French doors to outside, feature radiator.

RE-FITTED KITCHEN

11'8 x 6'4 (3.56m x 1.93m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, space for washing machine and fridge/freezer, two double glazed windows, space for cooker, wall mounted central heating boiler, double glazed door to outside.

CELLAR ROOM

15'0 x 8'10 (4.57m x 2.69m)

Main chamber with feature radiator, sash bay window. Storage chamber with further storage space.

FIRST FLOOR LANDING

Stairs to second floor, dado rail, radiator.

BEDROOM ONE

13'11 x 12'6 (4.24m x 3.81m)

Two sash windows with window shutters, cast iron fireplace, feature radiator, ceiling coving.

BEDROOM THREE

13'11 x 6'10 (4.24m x 2.08m)

Double glazed window, feature radiator, built in storage cupboards.

RE-FITTED BATHROOM

Freestanding claw foot bath with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, radiator.

SECOND FLOOR LANDING

Double glazed Velux style window.

BEDROOM TWO

12'10 x 12;7 (3.91m x 3.66m;2.13m)

Sash window with shutters, cast iron fireplace, feature radiator.

BEDROOM FOUR

13'11 x 6'10 (4.24m x 2.08m)

Double glazed window, cast iron fireplace, feature radiator.

EXTERNALLY

To the front of the house there is walled frontage.

The rear of the property offers an enclosed patio garden with space for seating.

