



**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.

**VIEWING IS ESSENTIAL.** A very well presented semi detached property situated within a recently constructed development and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hall, living room, WC, fitted kitchen with dining area, **THREE BEDROOMS** (master with en-suite) and family bathroom. Externally there is driveway parking together with gardens to both front and rear.

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

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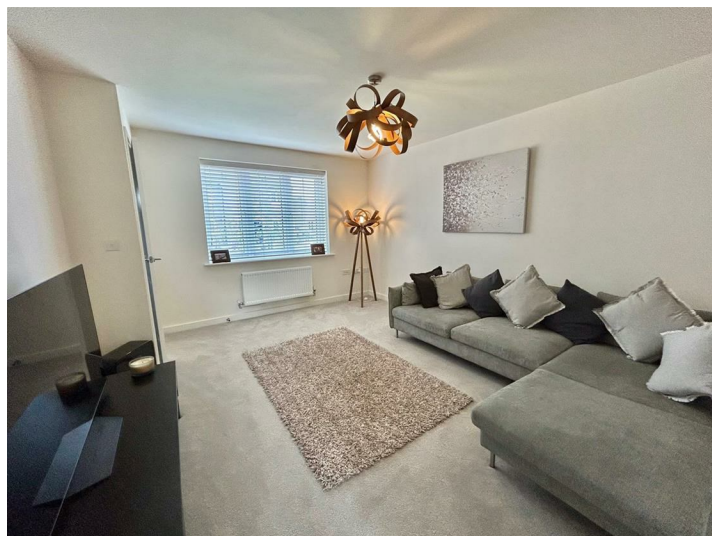
#### **ENTRANCE HALL**

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

#### **LIVING ROOM**

15'1 x 11'10 (4.60m x 3.61m)

Double glazed window, radiator.



#### **DOWNSTAIRS WC**

Low level WC, pedestal wash hand basin, frosted double glazed window, radiator.

#### **FITTED DINING KITCHEN**

15'1 x 13'1 (4.60m x 3.99m)

#### **FITTED KITCHEN**

Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted fridge/freezer, fitted dishwasher, fitted washing machine, fitted oven with four ring gas hob and extractor above, cupboard housing wall mounted central heating boiler, double glazed window, opening onto;



#### **DINING AREA**

Double glazed French doors leading to garden, space for table and chairs, under stairs storage cupboard, radiator.



#### **FIRST FLOOR LANDING**

Access to roof void, radiator.

#### **BEDROOM ONE**

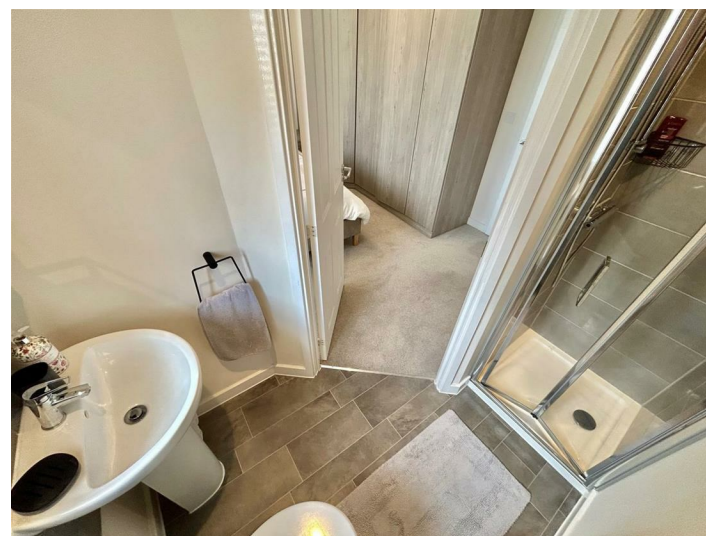
12'6 x 11'2 (3.81m x 3.40m)

Double glazed window, fitted wardrobes, built in storage cupboard, radiator, door leading to;



#### **EN-SUITE**

Shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, radiator.



#### **BEDROOM TWO**

10'6 x 8'6 (3.20m x 2.59m)

Double glazed window, radiator.

#### **BEDROOM THREE**

7'10 x 6'7 (2.39m x 2.01m)

Double glazed window, radiator.



#### **BATHROOM**

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



#### **EXTERNALLY**

To the front of the property there is a driveway providing off road parking together with a garden, laid to lawn with borders and walkway.

The rear of the house offers an enclosed garden with patio area, timber shed and enclosed boundaries.

