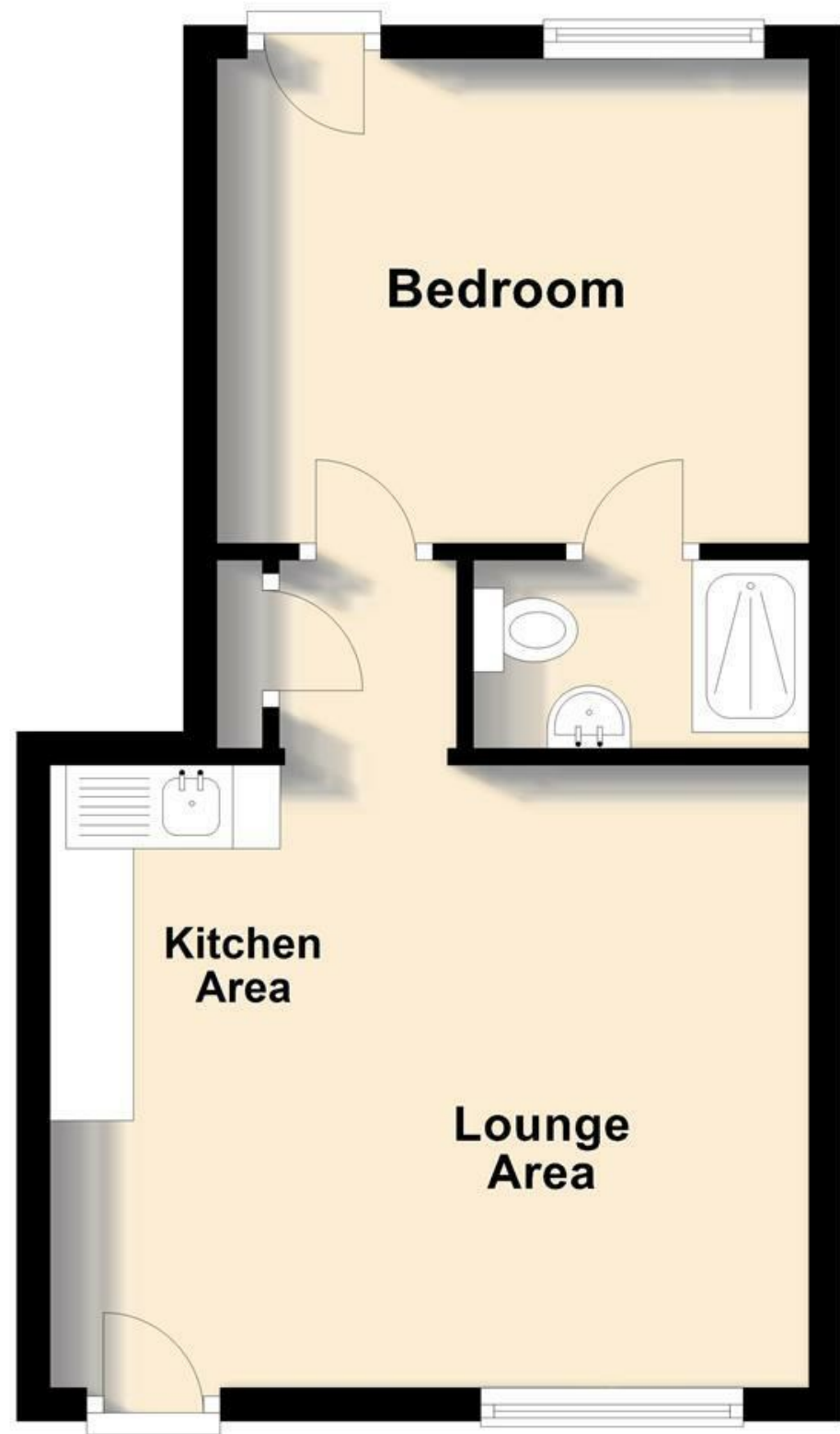


Ground Floor



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.

OFFERING GOOD RENTAL POTENTIAL or suitable for a first time purchaser. A ground floor apartment in need of modernisation. Comprising; open plan lounge with kitchen area, inner hallway, double bedroom and shower room. Externally there is a rear yard. Please note; photos taken do not accurately represent the current condition as the property is now in a worse state of repair

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DISCLAIMER

The property is now in a worse state of repair than the photos suggest, therefore anyone interested would need to arrange an internal viewing prior to expressing any firm interest.

OPEN PLAN LOUNGE/KITCHEN

14'11 x 12'3 (4.55m x 3.73m)

Double glazed window, double glazed entrance door, wood effect flooring, storage heater.



KITCHEN AREA

Wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven, wood effect flooring, access to cellar room.



CELLAR ROOM

Access via a trap door from the kitchen area, single chamber with power and lighting and offering storage space.

INNER HALLWAY

Built in storage cupboard, door to;

DOUBLE BEDROOM

11'11 x 9'6 (3.63m x 2.90m)

Double glazed window, door to rear yard, fitted wardrobes with double bed recess, door to;



SHOWER ROOM

Shower cubicle with shower fittings, low level WC, vanity wash hand basin, part tiled walls, tiled flooring.



EXTERNALLY

To the rear of the apartment there is a yard with access to the front of the property.

