



A stone built END TERRACE property conveniently located for the town centre and all amenities. Accommodation over three floors comprises: lounge, dining kitchen, **THREE BEDROOMS** and bathroom. Enclosed paved yard to the rear. **NO ONWARD CHAIN**

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.

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GROUND FLOOR

ENTRANCE PORCH

4'3" x 3'7" (1.30m x 1.09m)

Double glazed windows, frosted double glazed door, radiator, tiled flooring.

LOUNGE

11'10" x 11'9" (3.61m x 3.58m)

Double glazed window, radiator, wall mounted electric fire, frosted double glazed door.



FITTED DINING KITCHEN

12'4" x 11'10" (3.76m x 3.61m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, cupboard housing space for washing machine, space for tumble dryer, fitted fridge and freezer, space for range style cooker, double glazed window, frosted double glazed door, meter cupboard, cupboard housing central heating boiler, radiator and stairs to first floor.



FIRST FLOOR

LANDING

Radiator, stairs to second floor.

BEDROOM ONE

11'11" x 8'11" (3.63m x 2.72m)

Double glazed window, radiator.



BEDROOM TWO

9'5" x 6'5" (2.87m x 1.96m)

Double glazed window, radiator.



BATHROOM

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



SECOND FLOOR

BEDROOM THREE/LOFT ROOM

23'8" x 11'11" part restricted head height (7.21m x 3.63m part restricted head height)

Three double glazed Velux style windows, double glazed window to side, two radiators.



EXTERNALLY

To the front of the house there is a walled frontage with gate and paving. There is access to the rear via a block paved area to the side of the house.

The rear of the property benefits from an enclosed paved yard with timber shed.

DIRECTIONS

From our Buxton office turn right at the roundabout and proceed through the town centre. Continue to A6 and turn left towards Fairfield. Proceed up Fairfield Road and then turn right into Queens Road. Continue along Queens Road bearing right at the junction with Bench Road. Take the second turning on the right hand side into New High Street and the property will be found on the left hand side.

VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.