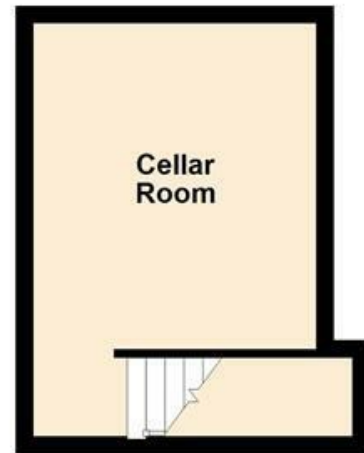
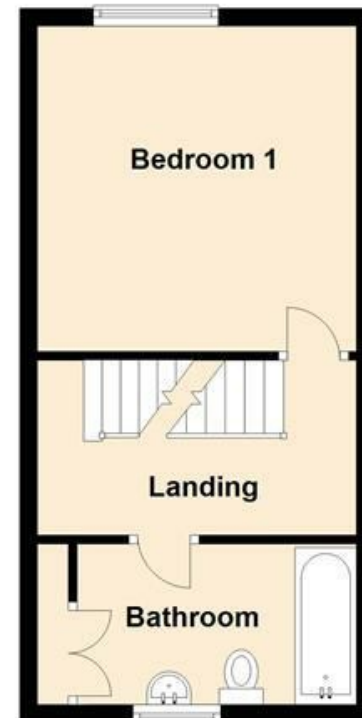


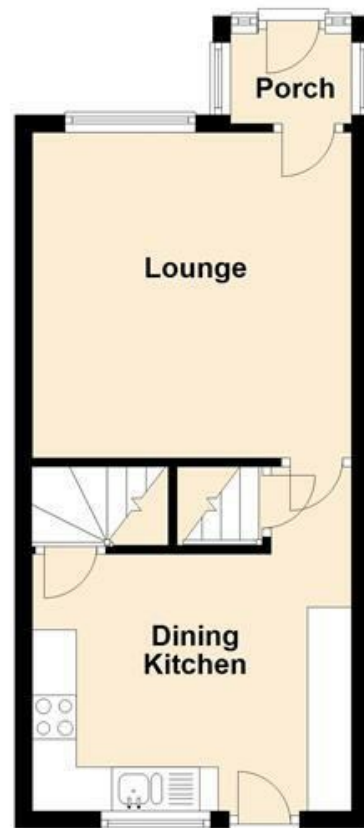
Lower Ground Floor



First Floor



Ground Floor



Second 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 RECOMMENDED. A well presented stone built mid terraced situated within a cul de sac location. Comprising; entrance porch, lounge, dining kitchen, cellar room, **THREE GOOD SIZED BEDROOMS** and a spacious family bathroom. Externally there is walled frontage together with an enclosed rear yard.

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

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ENTRANCE PORCH

Double glazed windows, double glazed entrance door and tiled flooring.

LOUNGE

12'2 x 11'11 (3.71m x 3.63m)

Double glazed door, double glazed window, fireplace with wooden surround, tiled hearth and inset cast iron log burning stove, radiator, picture rail, wood effect flooring.



DINING KITCHEN

12'4 x 9'7 plus door recess (3.76m x 2.92m plus door recess)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, space for fridge/freezer, double glazed window, frosted double glazed door, door to cellar and door and stairs to first floor.



CELLAR ROOM

11'11 x 10'7 (3.63m x 3.23m)

Single chamber with power and lighting and gas meter.

FIRST FLOOR LANDING

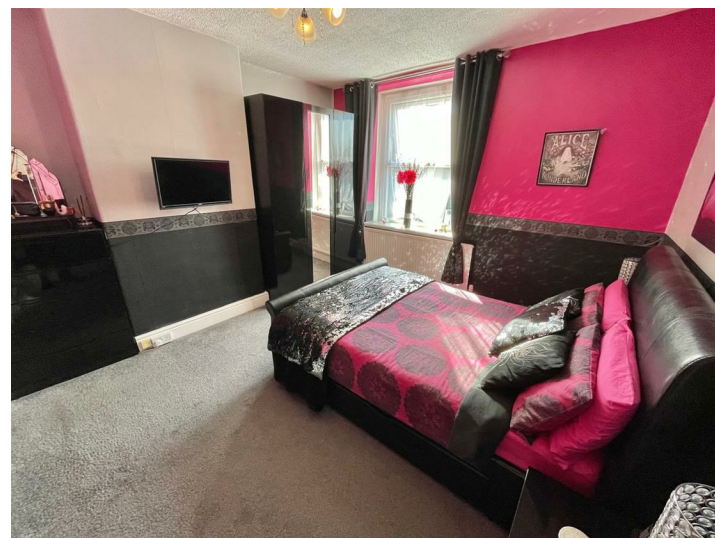
Radiator, stairs to second floor.



BEDROOM ONE

12'3 x 12'0 (3.73m x 3.66m)

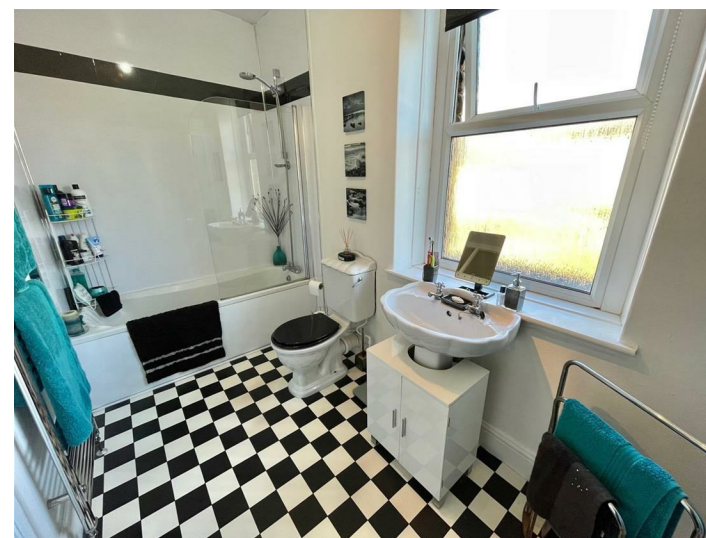
Double glazed window, radiator.



FAMILY BATHROOM

12'5 x 5'4 (3.78m x 1.63m)

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, built in storage cupboard with wall mounted central heating boiler, frosted double glazed window, heated towel rail.



SECOND FLOOR LANDING

Access to second floor bedrooms.

BEDROOM TWO

11'10 x 11'1 part restricted height (3.61m x 3.38m part restricted height)

Velux style window, radiator, glazed internal window.



BEDROOM THREE

11'1 x 9'3 part restricted height (3.38m x 2.82m part restricted height)

Velux style window, radiator.



EXTERNALLY

To the front of the property there is a walled frontage.

The rear of the house offers an enclosed yard with stone built outhouse and cold water tap.

