



MISREPRESENTATION ACT 1967.

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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. A recently constructed semi detached property situated within a popular development. Comprising; hallway, WC, living room, fitted kitchen with built in appliances, **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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HALLWAY

Double glazed entrance door, wood effect flooring, stairs to first floor, built in storage cupboard.

DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, radiator, extractor fan, wood effect flooring.

LIVING ROOM

14'7 x 14'2 (4.45m x 4.32m)

Double glazed French doors with double glazed windows either side, radiator, wood effect flooring, space for dining table and chairs, walk in storage cupboard.



FITTED KITCHEN

11'9 x 7'8 (3.58m x 2.34m)

Fitted with wall and base mounted units with work surfaces over and matching returns, fitted oven with four ring electric hob and extractor above, fitted fridge/freezer, fitted washing machine, fitted dishwasher, cupboard housing central heating boiler, double glazed window, radiator, fitted breakfast bar.



FIRST FLOOR LANDING

Access to roof void (with loft ladder), built in storage cupboard.

BEDROOM ONE

13'3 x 8'1 into robes (4.04m x 2.46m into robes)
Built in wardrobe, radiator, double glazed window, door to;



EN-SUITE

Shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, extractor fan, radiator.



BEDROOM TWO

9'9 x 8'1 (2.97m x 2.46m)

Double glaze window, radiator.



BEDROOM THREE

8'6 x 5'10 (2.59m x 1.78m)

Double glazed window, radiator.



BATHROOM

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



EXTERNALLY

To the front of the house there is a driveway providing off road parking together with a lawned garden. To the rear of the property there is an enclosed garden, laid to lawn with patio area, enclosed boundaries and timber shed.



COUNCIL TAX BAND - C