



MISREPRESENTATION ACT 1967.

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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.

A substantial stone built semi detached property situated within a highly popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; vestibule, hallway, lounge, dining room, fitted kitchen, utility porch, cellar room, **FOUR DOUBLE BEDROOMS**, fitted bathroom and separate WC. Externally there is a shared driveway leading to an **OFF ROAD PARKING** space together with a patio garden to the rear.

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

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ENTRANCE VESTIBULE

Stained glass entrance door with window above, tiled flooring, internal door leading to;

HALLWAY

Stairs to first floor, wood flooring, ceiling coving, radiator.

LOUNGE

14'0 x 11'11 into bay (4.27m x 3.63m into bay)

Double glazed sash bay window, fireplace with stone effect surround and cast iron log burning stove, ceiling coving, picture rail, wood flooring.



DINING ROOM

12'7 x 12'6 (3.84m x 3.81m)

Ample space for table and chairs, fitted cupboards with work surface over positioned around a three door Aga with twin hot plates, tiled flooring, picture rail, window to rear.



FITTED KITCHEN

8'11 x 7'9 (2.72m x 2.36m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted dishwasher, fitted fridge, glazed window, door to;



UTILITY PORCH

8'4 x 5'5 (2.54m x 1.65m)

Double glazed windows, double glazed door to outside, space for washing machine and tumble dryer.

CELLAR ROOM

15'5 x 13'11 into bay (4.70m x 4.24m into bay)

Sash window to front, floor mounted central heating boiler.

FIRST FLOOR LANDING

Stairs to second floor, radiator.



BEDROOM ONE

15'9 x 11'8 (4.80m x 3.56m)

Two double glazed sash windows, ceiling coving, fitted wardrobes.



BEDROOM TWO

12'7 x 9'5 (3.84m x 2.87m)

Double glazed sash window, radiator, ceiling coving.



BATHROOM

Panelled bath with shower fittings over, vanity wash hand basin, frosted double glazed window, tiled flooring, part tiled walls, heated towel rail.

SEPARATE WC

Low level WC, tiled flooring, frosted double glazed window.

SECOND FLOOR LANDING

Eaves storage cupboard, access to roof void, double glazed Velux style window.

BEDROOM THREE

15'10 x 11'7 (4.83m x 3.53m)

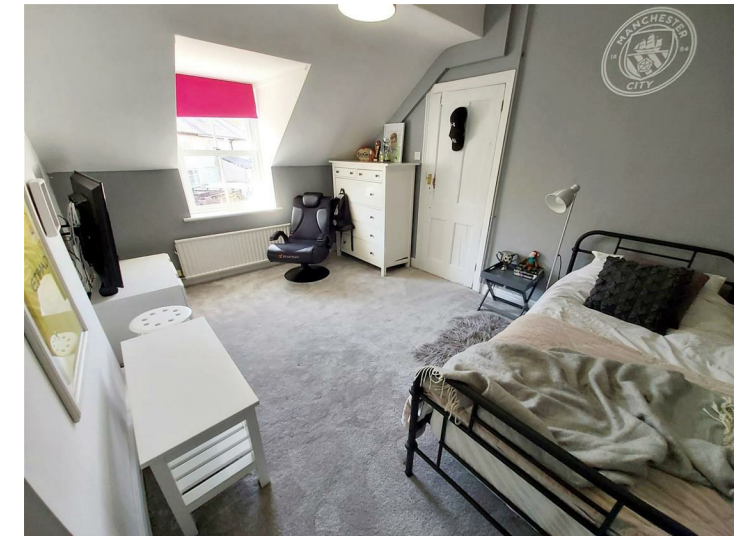
Double glazed window, radiator, cast iron fireplace.



BEDROOM FOUR

12'7 x 9'10 (3.84m x 3.00m)

Double glazed sash window, radiator.



EXTERNALLY

Top the front of the house there is a lawned garden with gated together with a shared driveway leading to the rear.

The rear of the property benefits from a parking space, space for a timber shed and a raised patio garden with seating area and enclosed boundaries.



PLEASE NOTE

The property is now vacant - all photos were taken prior to tenants vacating.