



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.

EARLY VIEWING ESSENTIAL. A period semi detached property situated within a well regarded central location within WALKING DISTANCE OF PAVILION GARDENS. Benefitting from a TWO STOREY REAR EXTENSION providing additional bedroom space together with offering superb OPEN PLAN LIVING ACCOMMODATION to the ground floor. Comprising; hallway, open plan living room, dining area, sitting area and study area, fitted breakfast kitchen, downstairs WC, utility cupboard, THREE BEDROOMS (two extended) together with TWO BATHROOMS. Externally there are gardens front and rear, driveway parking and an ATTACHED GARAGE.

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ENTRANCE HALLWAY

13'0 x 6'1 maximum (3.96m x 1.85m maximum)
Frosted entrance door, radiator, stairs to first floor, double glazed window, cloaks cupboard.

LIVING ROOM

15'3 x 10'5 (4.65m x 3.18m)
Double glazed window, radiator, open fire with stone effect surround and wooden mantel, two wall light points, opening onto;



STUDY AREA

11'8 x 7'10 (3.56m x 2.39m)
Built in desk unit with cupboards and drawer, fitted shelving.

FITTED BREAKFAST KITCHEN

13'6 x 9'11 (4.11m x 3.02m)
Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted double oven with four ring electric hob and extractor above, double glazed window, fitted breakfast bar, space for fridge/freezer, fitted dishwasher, glazed door leading to;



REAR PORCH

Tiled flooring, frosted double glazed window, double glazed door to outside, door to utility cupboard with space for washing machine and tiled flooring.

DOWNSTAIRS WC

Low level WC, wash hand basin, tiled flooring.

SPACIOUS FIRST FLOOR LANDING

14'7 x 6'0 (4.45m x 1.83m)
Double glazed window, airing cupboard with hot water cylinder, wall light point, access to roof void.

BEDROOM ONE

24'6 x 10'6 (7.47m x 3.20m)
Two double glazed windows, radiator.



BEDROOM TWO

17'7 x 11'1 (5.36m x 3.38m)
Fitted wardrobes with fitted desk unit and shelving, radiator, two double glazed windows, two wall light points.



BEDROOM THREE

10'1 x 8'7 (3.07m x 2.62m)
Double glazed window, radiator, built in wardrobe.

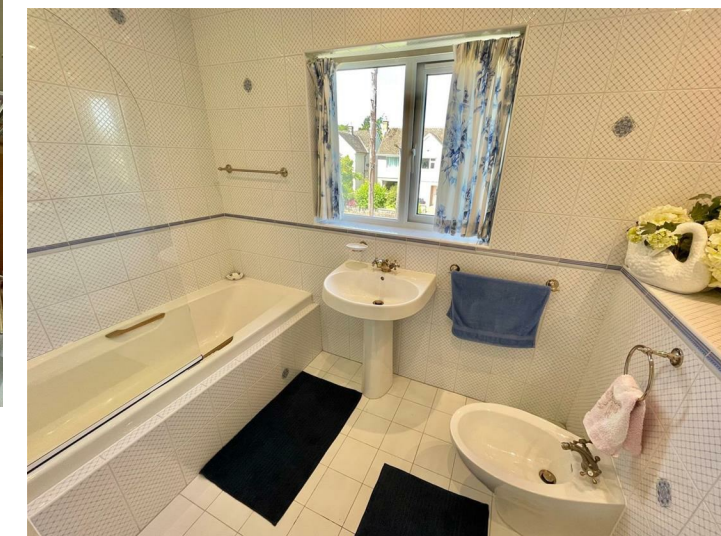
WET ROOM

Shower area with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, tiled walls, tiled flooring, heated towel rail, frosted double glazed window.



BATHROOM

Panelled bath with shower fittings over, enclosed cistern WC, bidet, wash hand basin, tiled walls, fitted mirror, double glazed window, tiled flooring, heated towel rail.



STORE ROOM

4'4 x 3'7 (1.32m x 1.09m)
A useful walk in store room with shelving.

ATTACHED GARAGE

14'8 x 9'2 (4.47m x 2.79m)
Electric up and over door, frosted double glazed window, wall mounted central heating boiler, power and lighting.

EXTERNALLY

To the front of the house there is a driveway providing off road parking and leading to the garage, there is also a low maintenance garden frontage and access to the rear of the property.

The rear garden is of a pleasant size and offers patio with seating area, ornamental pond, mature plantings and enclosed boundaries.

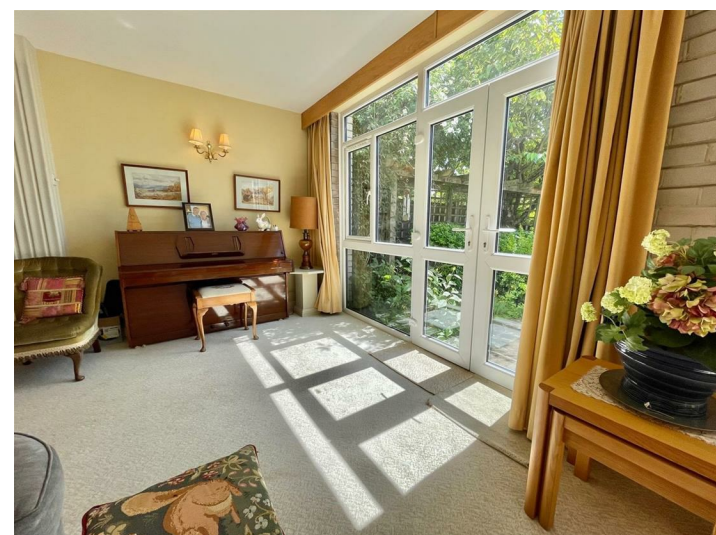


COUNCIL TAX BAND - E



SITTING ROOM AREA

11'8 x 9'3 (3.56m x 2.82m)
Double glazed window, double glazed French doors to garden, open to;



DINING AREA

9'2 x 8'11 (2.79m x 2.72m)
Two double glazed windows.