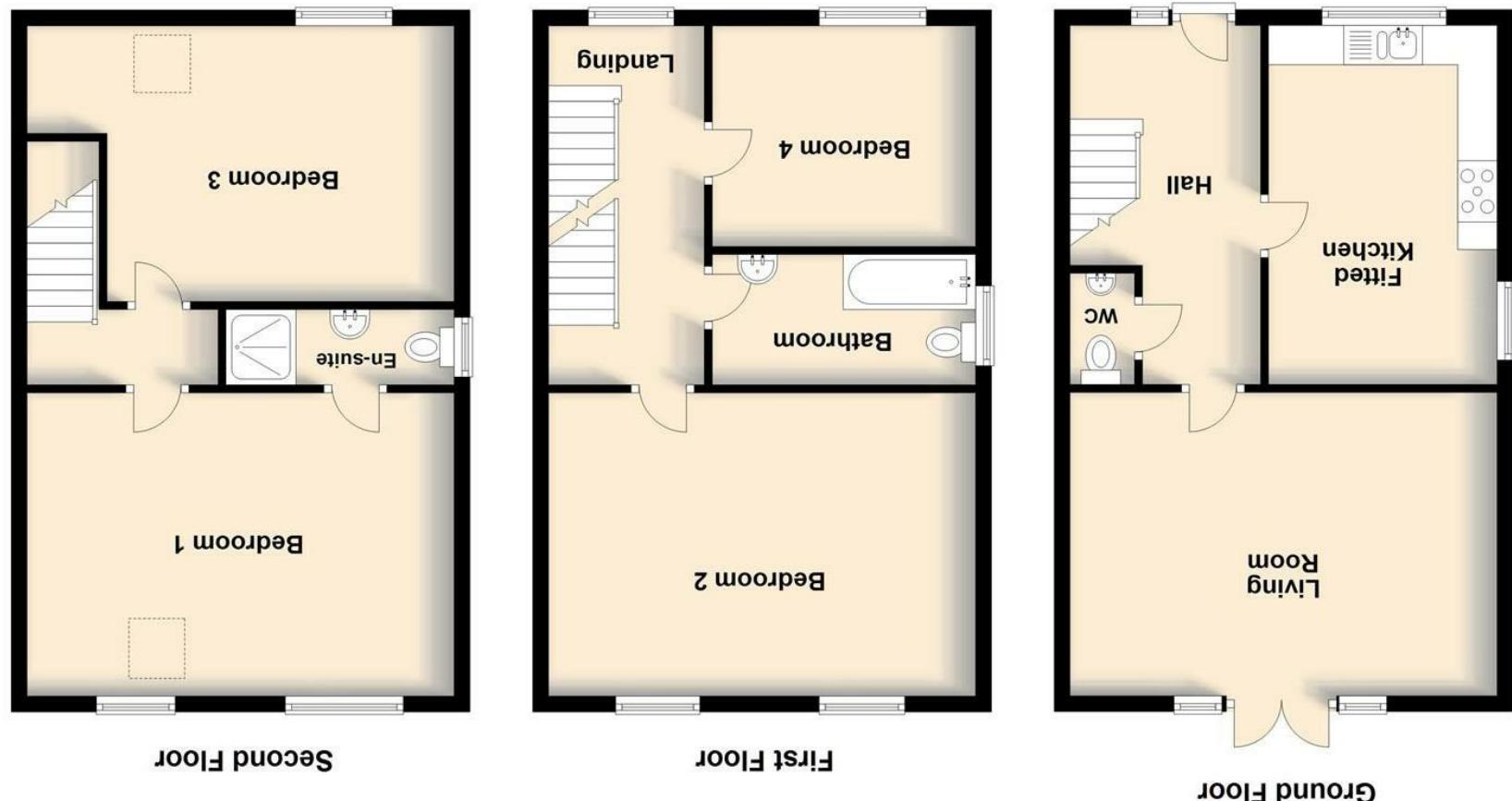


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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other 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.
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.

MISREPRESENTATION ACT 1967.



Wright Marshall
Estate Agents

£200,000



20 BRIAR CLOSE
BUXTON
SK17 7BG

4 2 1 C

COUNCIL TAX BAND: C



CENTRALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE. A spacious end town house offering accommodation set over three floors and comprising; hallway, living room, fitted dining kitchen, FOUR BEDROOMS (master with en-suite) and family bathroom. Externally there is driveway parking together with an enclosed rear yard. IDEAL FOR EITHER AN INVESTOR OR AN OWNER/OCCUPIER.

Full Description

ENTRANCE HALLWAY

Wood effect flooring, stairs to first floor, double glazed entrance door, radiator.

DOWNSTAIRS WC

Low level WC, wash hand basin, radiator.

Lounge 14' 9" x 11' 10" (4.5m x 3.61m)

Double glazed French doors, radiator.

Dining Kitchen 15' 11" x 7' 9" (4.85m 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 oven with five ring gas hob, space for washing machine, space for dishwasher, fitted fridge/freezer, two double glazed windows, radiator, space for table and chairs.

FIRST FLOOR LANDING

Stairs to second floor, radiator, double glazed window.

BEDROOM TWO 14' 9" x 11' 11" (4.5m x 3.63m)

Two double glazed windows, radiator.

BEDROOM FOUR 10' 0" x 8' 7" (3.05m x 2.62m)

Double glazed window, radiator.

BATHROOM

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

SECOND FLOOR LANDING

Access to second floor rooms.

BEDROOM ONE 14' 10" x 11' 11" (4.52m x 3.63m)

Double glazed window, Velux style window, radiator, door to;

EN-SUITE

Shower cubicle with shower fittings, low level WC, wash hand basin, frosted double glazed window, radiator.

BEDROOM THREE 12' 7" x 11' 6" plus recess (3.84m x 3.51m)

Double glazed window, Velux style window, radiator.

EXTERNALLY To the rear of the house is a small yard.

Council Tax Band - C

