

MISREPRESENTATION ACT 1967.

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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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A good sized semi detached property situated in a highly popular **CENTRAL LOCATION** within **WALKING DISTANCE OF BUXTON**. Comprising; hallway, lounge, dining room, fitted kitchen with utility, downstairs WC, spacious bathroom and **THREE BEDROOMS**. Externally there is a good sized driveway providing ample off road parking together with **A DETACHED GARAGE** located to the rear. Garden frontage and low maintenance rear garden.

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ENTRANCE HALLWAY

12'6 x 6'5 (3.81m x 1.96m)

Double glazed entrance door with frosted double glazed window, further double glazed window, stairs to first floor, radiator, under stairs storage cupboard.



LOUNGE

13'6 x 11'5 (4.11m x 3.48m)

Double glazed window, radiator, door leading to dining room.



DINING ROOM

10'10 x 9'2 (3.30m x 2.79m)

Double glazed French doors leading to the garden, door to the kitchen.



FITTED KITCHEN

11'10 x 8'6 (3.61m x 2.59m)

Fitted with wall and base mounted units with wooden work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for electric cooker, feature radiator, double glazed window, tiled flooring, opening onto;



UTILITY ROOM

6'7 x 6'5 max (2.01m x 1.96m max)

Space for washing machine, wall mounted central heating boiler, tiled flooring, sliding door to;

DOWNSTAIRS WC

Low level WC, wash hand basin, tiled flooring, radiator, frosted double glazed window.

FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

13'5 x 9'11 (4.09m x 3.02m)

Double glazed window, radiator.



BEDROOM TWO

10'11 x 10'3 (3.33m x 3.12m)

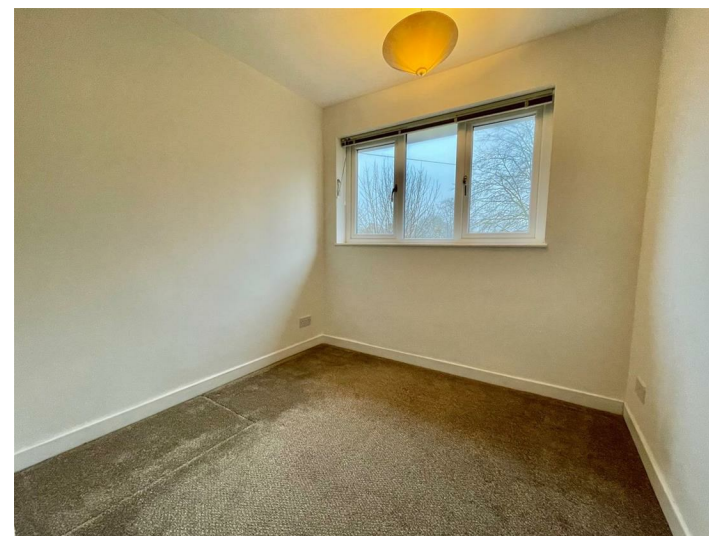
Double glazed window, radiator.



BEDROOM THREE

10'3 x 8'0 max (3.12m x 2.44m max)

Double glazed window, radiator.



FAMILY BATHROOM

8'7 x 7'8 (2.62m x 2.34m)

Panelled bath with centre tap, separate double shower cubicle with shower fittings over, low level WC, wash hand basin, part tiled walls, two frosted double glazed windows, extractor fan, radiator.



EXTERNALLY

The property is approached via a good sized driveway offering ample off road parking for numerous vehicles and has a garden frontage, laid to lawn with borders. Access to the side of the house leads to the rear garden.

The rear garden is gravelled with borders and a detached garage together with enclosed boundaries.



DETACHED GARAGE

17'11 x 9'0 (5.46m x 2.74m)

Up and over door, glazed window and courtesy door to side, electric power and lighting.