



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

VIEWING RECOMMENDED. A bay fronted semi-detached property situated within a popular location and offered for sale with **NO ONWARD CHAIN**. In need of some updating and comprising; hallway, lounge, dining room, fitted kitchen, sun room, **THREE BEDROOMS** and fitted bathroom. Externally there is garden frontage together with an enclosed rear garden with patio.

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

VIEWING RECOMMENDED. A bay fronted semi-detached property situated within a popular location and offered for sale with NO ONWARD CHAIN. In need of some updating and comprising; hallway, lounge, dining room, fitted kitchen, sun room, THREE BEDROOMS and fitted bathroom. Externally there is garden frontage together with an enclosed rear garden with patio.

ENTRANCE HALLWAY

14'1 x 5'7 (4.29m x 1.70m)

Entrance door with frosted windows, stairs to first floor, radiator, ceiling coving, cloaks hanging space, under stairs cupboard with window.



LOUNGE

12'3 x 12'0 into bay (3.73m x 3.66m into bay)

Double glazed bay window, fireplace with stone effect surround and open fire, radiator, ceiling coving.



DINING ROOM

11'6 x 10'11 (3.51m x 3.33m)

Radiator, ceiling coving, wall mounted fire, back boiler, double glazed patio doors leading to sun room.



KITCHEN

13'8 x 6'11 (4.17m x 2.11m)

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 four ring gas hob and extractor above, space for washing machine, space for fridge/freezer, built in storage cupboard, two windows, tiled flooring, door to outside.



SUN ROOM

8'2 x 5'0 (2.49m x 1.52m)

Double glazed windows, double glazed French doors to garden, tiled flooring.

FIRST FLOOR LANDING

Glazed window, ceiling coving, access to roof void.

BEDROOM ONE

13'5 x 12'2 into bay (4.09m x 3.71m into bay)

Double glazed bay window, radiator, picture rail.



BEDROOM TWO

11'2 x 10'10 (3.40m x 3.30m)

Part double glazed window, radiator, picture rail.



BEDROOM THREE

8'3 x 7'0 (2.51m x 2.13m)

Part double glazed window, ceiling coving, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, wash

hand basin, airing cupboard with hot water cylinder, frosted double glazed window, radiator.



EXTERNALLY

The property has a garden frontage with hedgerow surround.

The rear of the house offers a patio area with shed and greenhouse together with a garden, laid to lawn with enclosed boundaries and gated access to the front.

