



CENTRALLY LOCATED WITHIN WALKING DISTANCE OF BUXTON. A very well presented EXTENDED semi detached property benefitting from AMPLE OFF ROAD PARKING together with a SUPERB REAR GARDEN. Comprising; hallway, living room, dining room, fitted kitchen, spacious utility room, THREE BEDROOMS and fitted bathroom with separate WC. EARLY VIEWING ESSENTIAL.

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.
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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.

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ENTRANCE HALLWAY

Double glazed entrance door, frosted double glazed window, under stairs cupboard, radiator, picture rail, wood effect flooring and stairs to first floor.

LIVING ROOM

14'1 x 11'1 into bay (4.29m x 3.38m into bay)
Double glazed bay window, fireplace with marble effect surround, electric fire and marble effect hearth and back, two wall light points, picture rail.



DINING ROOM

14'11 x 11'2 into bay (4.55m x 3.40m into bay)
Double glazed square bay window, fireplace with wooden surround, living flame gas fire and marble effect hearth and back, picture rail, radiator.



FITTED KITCHEN

12'2 x 7'3 (3.71m x 2.21m)
Fitted with wall and base mounted units with work surfaces

over and tiled splash backs, single drainer sink unit with mixer tap, space for cooker with extractor above, space for fridge/freezer, double glazed window, glazed door to;



UTILITY ROOM

15'5 x 8'0 (4.70m x 2.44m)
Double glazed windows to three sides, door to garden, tiled flooring, base mounted units with work surfaces over, wall mounted central heating boiler, space for washing machine and tumble dryer.



FIRST FLOOR LANDING

Double glazed window, picture rail, access to roof void.

BEDROOM ONE

12'2 x 11'0 into robes (3.71m x 3.35m into robes)
Fitted wardrobes, cast iron fire surround, two wall light points, radiator.



BEDROOM TWO

12'3 x 11'2 into robes (3.73m x 3.40m into robes)
Double glazed window, radiator, fitted wardrobes with fitted vanity unit, cast iron fire surround.



BEDROOM THREE

8'11 x 7'3 (2.72m x 2.21m)
Double glazed window, radiator.



BATHROOM

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



SEPARATE WC

Low level WC, frosted window, part tiled walls, radiator.

EXTERNALLY

To the front of the property there is an ample driveway providing off road parking for several vehicles together with a garden, laid to lawn with partial hedgerow surround and gated access to the rear.

The rear garden is of a good size and has a raised patio leading to the main garden, laid to lawn with borders, secondary patio and enclosed boundaries.

