



OFFERED FOR SALE WITH NO ONWARD CHAIN. A well presented stone built terraced property. Situated within **WALKING DISTANCE OF BUXTON** and comprising; lounge, fitted dining kitchen, cellar, **TWO BEDROOMS** and fitted shower room. Externally there is **OFF ROAD PARKING TO THE REAR.**

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.

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GROUND FLOOR

HALL

With stairs to first floor and uPVC double glazed window.

LOUNGE

13'10 x 11'5 (4.22m x 3.48m)

Having electric fire set in ornamental fireplace, T.V. point, laminate flooring, radiator and uPVC double glazed window.



CELLAR

13'4 x 10'10 (4.06m x 3.30m)

With gas meter and providing useful storage.

FIRST FLOOR

LANDING

With access to loft space.

BEDROOM 1

13'10 x 11'2 (4.22m x 3.40m)

With radiator, recess for wardrobe and uPVC double glazed window.



BEDROOM 2

8'6 x 7'10 (2.59m x 2.39m)

With radiator and uPVC double glazed window.



BATHROOM

Part tiled with corner bath and shower over, wall mounted wash hand basin, W.C., radiator and uPVC double glazed window.



EXTERNALLY

To the front of the property is a forecourt garden whilst to the rear there is a yard area currently used for parking.

VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.



KITCHEN

14'3 x 8'7 (4.34m x 2.62m)

Having 1½ bowl stainless steel sink unit with mixer tap above, fitted wall and floor cupboards with working surfaces over, plumbing for washing machine, four ring gas hob, extractor hood, double oven, tiled floor, wall mounted boiler, uPVC double glazed window and stable door.