



MISREPRESENTATION ACT 1967.

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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.

This exceptional modern semi-detached home is ideally situated on the outskirts of Buxton, providing easy access to the town's numerous shops, amenities, and transport links. The property features a well-thought-out layout, comprising an inviting entrance hallway, a convenient WC, a spacious living room, a fully equipped dining kitchen, and four generously sized double bedrooms, all complemented by two bathrooms.

Outside, you'll discover a driveway with ample space for two cars, in addition to extra visitor parking. The property also offers an enclosed, low-maintenance rear garden. We strongly encourage you to schedule a viewing to fully appreciate its features and potential.

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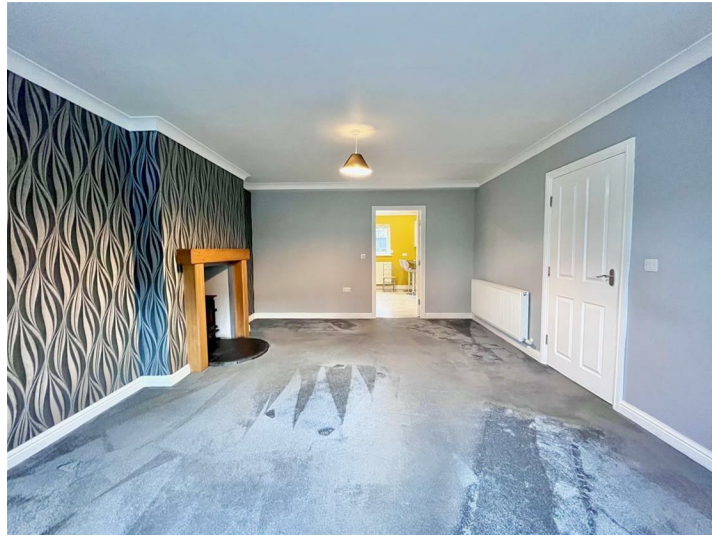
### HALLWAY

Composite door, radiator and stairs to the first floor.

### LIVING ROOM

15'03 x 13'03 (4.65m x 4.04m)

UPVC double glazed bay window, multi fuel burner and a radiator.



### DINING KITCHEN

12'04 x 19'10 (3.76m x 6.05m)

Composite door, UPVC double glazed window, fitted units to the base and eye level, four ring gas burner hob, integral oven and grill, stainless steel sink and drainer with a chrome mixer tap, integral fridge freezer, integral dishwasher, radiator and tiled flooring with under floor heating.



### WC

6'05 x 6'05 (1.96m x 1.96m)

WC with a push flush, wash basin with a chrome mixer tap over, chrome ladder style radiator and tiled flooring with under floor heating.



### FIRST FLOOR LANDING

UPVC double glazed window, radiator and stairs to the second floor.

### BEDROOM ONE

15'04 x 13'02 (4.67m x 4.01m)

UPVC double glazed window, built in wardrobes and a radiator.



### BEDROOM TWO

12'05 x 13'02 (3.78m x 4.01m)

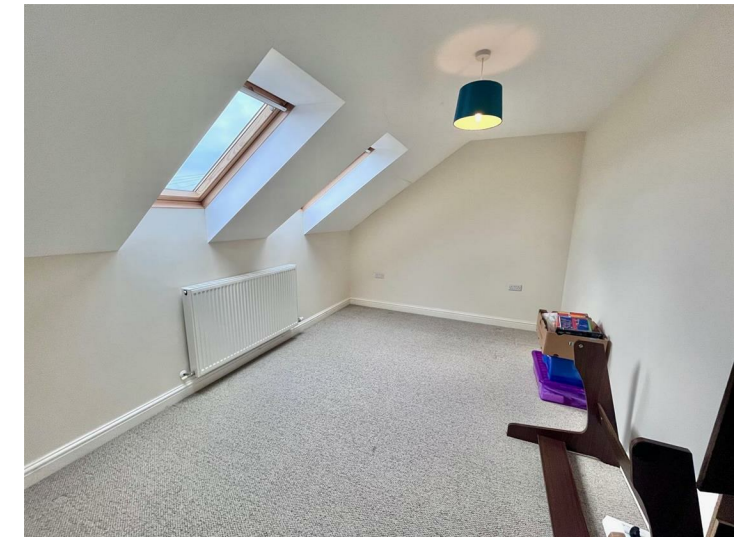
UPVC double glazed window and a radiator.



### BATHROOM

9'10 x 6'04 (3.00m x 1.93m)

UPVC double glazed window, bath with a chrome mixer tap, walk in corner shower cubicle with a chrome shower fitment, WC with a push flush, pedestal wash basin with a chrome mixer tap over, chrome ladder style radiator and tiled flooring with under floor heating.



### SHOWER ROOM

6'06 x 6'03 (1.98m x 1.91m)

double glazed velux window, walk in corner shower cubicle with a chrome shower fitment, WC with a push flush, pedestal wash basin with a chrome mixer tap over, chrome ladder style radiator, part tiled walls and tiled flooring with under floor heating.

### SECOND FLOOR LANDING

Double glazed velux window and radiator.

### BEDROOM THIRD

11'08 x 13'08 (3.56m x 4.17m)

UPVC double glazed window, built in wardrobes and a radiator.



### EXTERIOR

To the rear elevation is a low maintenance garden with an artificial grass lawn and composite decking. There is also parking for up to three vehicles.



### BEDROOM FOUR

x2 double glazed velux window and a radiator.