



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.

This modern two-bedroom end terrace home comprises an entrance hallway, a good-sized living room, dining kitchen, ground floor WC, and a porch giving access to the garden. To the first floor are two spacious double bedrooms as well as a family bathroom. Externally, the property boasts an enclosed garden and off-road parking for two vehicles. The property is also being sold as 25% shared ownership. For information regarding the shared ownership please contact our office.

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HALLWAY

Composite door, radiator, built-in cupboard, and stairs to the first floor.

LIVING ROOM

15'3 x 13'6 (maximum) (4.65m x 4.11m (maximum))

UPVC double glazed window on two aspects and a radiator.



KITCHEN

15'3 x 10 (4.65m x 3.05m)

Composite door, UPVC double glazed window on two aspects, fitted wall and base units with a wood effect worktop over, electric hob and oven with a stainless steel extractor fan, stainless steel sink and drainer with a chrome mixer tap, plumbing for a washing machine and dishwasher, radiator, and wood effect flooring



PORCH

UPVC door, double glazed window, and wood effect flooring.

WC

WC with a push flush, pedestal wash basin, radiator, and wood effect flooring.

LANDING

Loft access.

BEDROOM ONE

15'3 x 13'6 (4.65m x 4.11m)

UPVC double window on two aspects, built in cupboard, and a radiator.



BEDROOM TWO

15'3 x 10'1 (4.65m x 3.07m)

UPVC double window on two aspects and a radiator.



BATHROOM

5'7 x 6'5 (1.70m x 1.96m)

UPVC double window, bath with a chrome shower fitting over, WC with a push flush, pedestal wash basin with a chrome mixer tap, ladder-style radiator, part-tiled walls, and tiled flooring.



EXTERIOR

To the side of the property is an enclosed lawned garden. There is also off-road parking for two vehicles.



NOTES

The property is believed to be leasehold, subject to solicitor verification. Lease Information: We are advised that the lease 990 years from October 2021

Council Tax Band: B

EPC Rating: B

