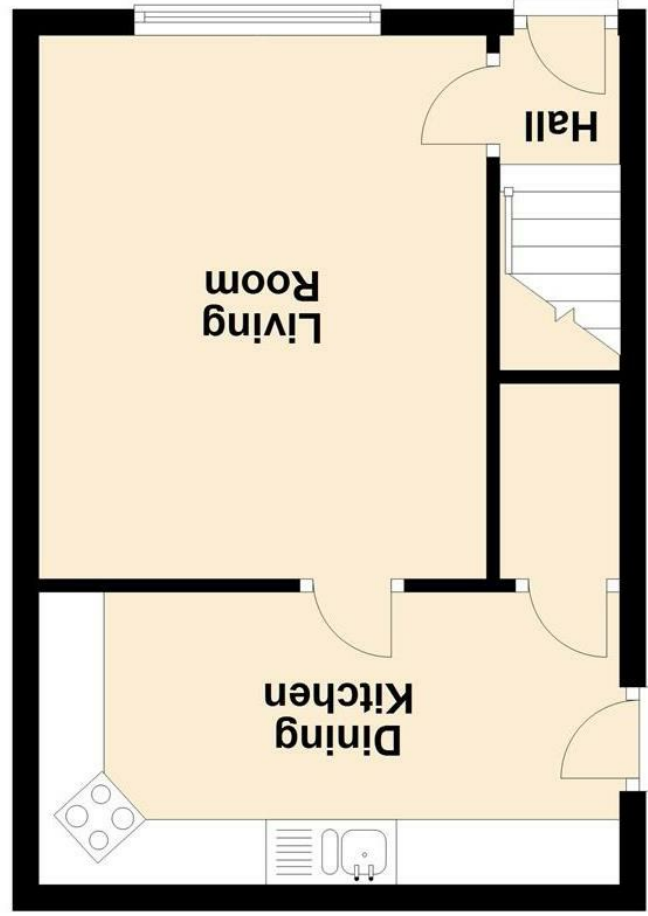


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.



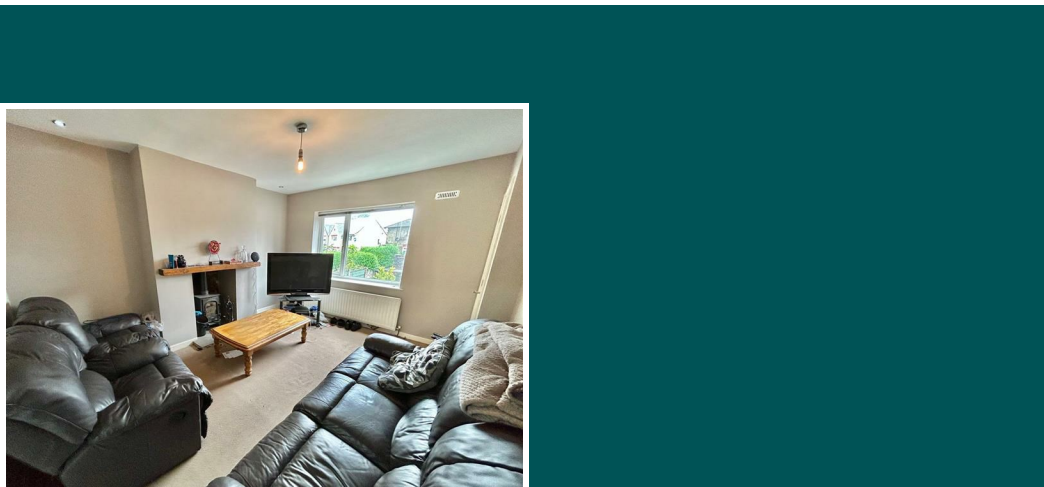
First Floor



Ground Floor



OFFERS IN THE REGION OF £170,000



101 SHERWOOD ROAD

BUXTON SK17 9EY



COUNCIL TAX BAND: B



A semi detached property situated within a popular location and offering AMPLE OFF ROAD PARKING. Comprising; hall, living room, fitted dining kitchen, TWO DOUBLE BEDROOMS and fitted bathroom. Externally in addition to the driveway parking there is also a REAR PATIO and GARDEN. VIEWING HIGHLY RECOMMENDED.

Description

ENTRANCE HALL

With stairs to first floor and double glazed entrance door, door to;

LIVING ROOM - 13'8 X 11'3 (4.17m x 3.43m)

Double glazed window, cast iron gas stove with mantel above, radiator.

FITTED DINING KITCHEN - 14'8 x 7'5 (4.47m x 2.26m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit, space for washing machine, space for fridge/freezer, fitted oven with four ring gas hob and extractor above, double glazed window, under stairs storage cupboard, double glazed door to outside.

FIRST FLOOR LANDING

Access to roof void, double glazed window.

BEDROOM ONE - 14'6 x 10'5 (4.42m x 3.18m) maximum.

Two double glazed windows, radiator.

BEDROOM TWO - 10'9 x 8'0 (3.28m x 2.44m)

Double glazed window, radiator.

FITTED BATHROOM

Panelled bath with shower fittings over, low level WC, wash hand basin, frosted double glazed window.

EXTERNALLY

To the front of the property there is a block paved driveway providing ample off road parking for several vehicles together with gated access to the rear.

The rear of the house offers a patio area leading to the main garden, laid to lawn with borders and enclosed boundaries.