



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.
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.

Situated within a cul de sac location and offering EXTENDED ACCOMMODATION this DETACHED FAMILY HOME is likely to create a good level of early interest. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; porch, WC, living room, dining room, fitted kitchen, THREE BEDROOMS and fitted shower room. Externally there is driveway parking together with an ATTACHED GARAGE and gardens to front and rear.

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ENTRANCE PORCH

Double glazed entrance door, double glazed window, wood effect flooring.

DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, radiator and cloaks hanging space.

LIVING ROOM

16'11 x 11'9 including stairs (5.16m x 3.58m including stairs) Double glazed window, tow radiators, fireplace with wooden surround, opening onto;



DINING ROOM

16'11 x 10'8 (5.16m x 3.25m) Two radiators, two double glazed windows, wood effect flooring, under stairs storage cupboard.



FITTED KITCHEN

16'11 x 6'0 (5.16m x 1.83m) Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, space for washing machine and fridge/freezer, wood effect flooring, two double glazed windows, double glazed French doors leading to garden.



FIRST FLOOR LANDING

Double glazed window, access to roof void, airing cupboard with storage space.



BEDROOM ONE

12'3 x 10'6 (3.73m x 3.20m) Double glazed window, radiator.



BEDROOM TWO

10'6 x 10'5 (3.20m x 3.18m) Double glazed window with open aspect across school fields, radiator.



BEDROOM THREE

7'9 x 6'1 (2.36m x 1.85m) Double glazed window, radiator.



SHOWER ROOM

Corner shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, heated towel rail, tiled walls and tiled flooring.



EXTERNALLY

To the front of the house there is driveway parking leading to the attached garage together with a low maintenance garden with borders. Gated access to the rear.

The rear of the property benefits from an enclosed paved garden with raised borders and open aspect across school fields.



ATTACHED GARAGE

Up and over door, courtesy door to the rear, electric power and lighting.