

Ground Floor



First Floor



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.

Situated within a popular location and with close proximity to the town center this semi detached family home comprises; porch, living room, dining room, modern fitted kitchen with breakfast bar, **THREE DOUBLE BEDROOMS** and a fitted bathroom with separate bath and shower. Externally the property offers an enclosed front garden and a large lawned rear garden, as well as a garage and shared driveway.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

Situated within a popular location and with close proximity to the town center this semi detached family home comprises; porch, living room, dining room, modern fitted kitchen with breakfast bar, THREE DOUBLE BEDROOMS and a fitted bathroom with separate bath and shower. Externally the property offers an enclosed front garden and a large lawned rear garden, as well as a garage and shared driveway.

PORCH

Timber door, uPVC double glazed windows and tiled flooring.

LIVING ROOM

13'08 x 11'01 (maximum) (4.17m x 3.38m (maximum))
UPVC double glazed bay window, log burner and a radiator.



DINING ROOM

11'05 x 16'02 (3.48m x 4.93m)
UPVC double glazed window, log burner, wood effect flooring and stairs to the first floor.

KITCHEN

19'04 x 11'05 (5.89m x 3.48m)
Fitted shaker style kitchen units to the base and eye level with a quartz worktop, ceramic Belfast sink with a chrome mixer tap, space for a ranger cooker, integral dishwasher and washing machine, radiator UPVC double glazed double doors, uPVC window and wooden flooring.



LANDING

UPVC window, radiator and loft access.

BEDROOM ONE

13'08 x 11'01 (maximum) (4.17m x 3.38m (maximum))
UPVC double glazed bay window and a radiator.



BEDROOM TWO

11'06 x 10'08 (3.51m x 3.25m)
UPVC double glazed window and radiator.



BEDROOM THREE

9'07 x 11'06 (2.92m x 3.51m)
UPVC double glazed window and radiator.



BATHROOM

9'06 x 8'06 (2.90m x 2.59m)
UPVC window, walk-in shower cubicle with chrome shower fitment, bath with chrome mixer tap, chrome ladder style radiator, built-in cupboard, and tiled walls and flooring.



EXTERIOR

To the front elevation is an enclosed lawn garden with Starbucks flower buds with paved pathway.

To the rear is a large lawned garden and patio seating area, garage and a shared driveway.

