



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 on the outskirts of Buxton, this **THREE-BEDROOM** linked **DETACHED** home comprises an entrance hall, a living room complete with a log burner, a dining area, a fitted kitchen, a conservatory, **THREE DOUBLE BEDROOMS**, and a fitted bathroom. Outside, there is a block-paved driveway, an integral garage, together with a good-sized enclosed rear garden. There is also the additional benefit of solar panels to the rear.

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Situated within a CUL-DE-SAC on the outskirts of Buxton, this THREE-BEDROOM linked DETACHED home comprises an entrance hall, a living room complete with a log burner, a dining area, a fitted kitchen, a conservatory, THREE DOUBLE BEDROOMS, and a fitted bathroom. Outside, there is a block-paved driveway, an integral garage, together with a good-sized enclosed rear garden. There is also the additional benefit of solar panels to the rear.

HALLWAY

UPVC door, radiator, wood-effect flooring, and stairs to the first floor.

LIVING ROOM

15'8 x 11'1 (4.78m x 3.38m)

UPVC double-glazed window, log burner, radiator, wood-effect flooring, and open to;



DINING ROOM

6'5 x 5'2 (1.96m x 1.57m)

Radiator, wood-effect flooring, and sliding doors leading to;



CONSERVATORY

11'5 x 8'4 (3.48m x 2.54m)

UPVC double-glazed windows and double doors giving access to the rear garden.



KITCHEN

15'1 x 8'7 (4.60m x 2.62m)

UPVC double-glazed window, a range of base and wall units, four-ring gas hob, integral oven, ceramic sink and drainer with a mixer tap over, plumbing for a washing machine, radiator, and tile-effect flooring.



INTEGRAL GARAGE

22'1 x 9'03 (6.73m x 2.82m)

Electric garage door, light and power, and a UPVC door and window.

BEDROOM ONE

11'1 x 11'1 (3.38m x 3.38m)

UPVC double-glazed window and a radiator.



BEDROOM TWO

11 x 11'1 (maximum) (3.35m x 3.38m (maximum))

UPVC double-glazed windows, radiator, and a built-in cupboard.



BATHROOM

5'6 x 6'9 (1.68m x 2.06m)

UPVC double-glazed windows, paneled bath, separate shower cubicle, WC with a push flush, washbasin with a mixer tap over, and tiled walls and flooring.



STUDY

7'9 x 6'9 (2.36m x 2.06m)

UPVC double-glazed window, radiator, and stairs leading to;



BEDROOM THREE

10'3 x 18'4 (3.12m x 5.59m)

Two Velux windows, radiator, and eaves storage space.



EXTERIOR

To the front elevation is a block-paved driveway, whilst to the rear is an enclosed low-maintenance garden.



NOTES

This property is believed to be Leasehold, subject to solicitor verification Lease Information - We are advised by the vendors that the lease is: 999 years with approx 947 remaining.

Council Tax Band - C

EPC Rating - TBC

There is also the additional benefit of solar panels to the rear.