



MISREPRESENTATION ACT 1967.

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A stone built terraced property situated within a popular central location, in need of some updating and offered for sale with **NO ONWARD CHAIN**. Comprising; hallway, living room, dining room, fitted kitchen, utility room, **THREE DOUBLE BEDROOMS**, shower room and enclosed yard to the rear. **UNDERSTOOD TO REQUIRE UNDERPINNING** and offering **HUGE POTENTIAL** to the right purchaser.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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**ENTRANCE VESTIBULE**

Frosted double glazed entrance door, wood effect flooring, cloaks hanging space, glazed door to;

**HALLWAY**

Stairs to first floor, radiator, wood effect flooring.

**LIVING ROOM**

12'0 x 10'6 (3.66m x 3.20m)

Fireplace with marble effect surround and electric fire, radiator, two double glazed windows, picture rail, frosted internal window.



**DINING ROOM**

12'2 x 11'0 (3.71m x 3.35m)

Radiator, wood effect flooring, cast iron stove set within chimney breast with open brick surround and stone effect hearth, door to cellar and opening onto;



**FITTED KITCHEN**

9'5 x 8'0 (2.87m x 2.44m)

Fitted with wall and base mounted units with work surfaces and matching returns, single drainer sink unit with mixer tap, space for gas cooker with extractor above, space for fridge/freezer and washing machine, wood effect flooring, double glazed window and frosted double glazed door, door leading to;



**UTILITY ROOM**

8'11 x 4'5 (2.72m x 1.35m)

Double glazed window, WC with a push flush, wash basin with a mixer tap, fitted base level unit and wood effect flooring.



**CELLARS**

A single chamber with meters and stone shelving 11'9 x 7'10 plus a storage room 7'10 x 5'5

**FIRST FLOOR LANDING**

Double glazed window, stairs to second floor.

**BEDROOM TWO**

12'2 x 8'7 (3.71m x 2.62m )

Double glazed windows, radiator.



**BEDROOM THREE**

8'11 x 5'11 (2.72m x 1.80m)

Double glazed window.



**SHOWER ROOM**

12'2 x 8'4 (3.71m x 2.54m)

Double glazed window, corner shower cubicle with a wall mounted fitment, WC with a push flush, wash basin with a mixer tap over, built in cupboards, radiator, part tiled walls and wood effect flooring



**SECOND FLOOR LANDING**

Access to bedroom three (part restricted height).

**BEDROOM ONE**

14'6 x 11'4 (4.42m x 3.45m )

Double glazed Velux style window, radiator.



**EXTERNALLY**

To the front of the house there is garden frontage with walled surround.

The rear of the property offers a small yard with seating area, walled surround and overlooking the River Wye.



**NOTES**

The property is believed to be FREEHOLD, subject to solicitor verification.

Council Tax Band: B

EPC Rating: D