

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 in a quiet cul-de-sac within the sought-after Peak Park village of Tideswell, this property is conveniently located near a diverse array of local shops and amenities, all within the catchment area of the esteemed Lady Manners school. Internally, the property comprises an entrance vestibule, a living room with a log burner, a dining kitchen, a conservatory, three bedrooms, two of which are doubles, and a modern shower room. Externally, the property features ample off-road parking, a lawn, and patios.

Situated in a QUIET CUL-DE-SAC location within the sought-after Peak Park village of Tideswell. Internally, the property comprises an entrance vestibule, a living room with LOG BURNER, dining kitchen, conservatory, 3 BEDROOMS, two of which are doubles, and a modern shower room. Externally, the property features AMPLE OFF ROAD PARKING, a lawn, and patios. This property is conveniently located near a diverse array of local shops and amenities, all within the catchment area of the esteemed Lady Manners school.

ENTRANCE VESTIBULE

UPVC door.

LIVING ROOM

15'6 x 14'4 (4.72m x 4.37m)

UPVC double-glazed window, log burner, radiator, sliding door leading to the conservatory, and stairs to the first floor.



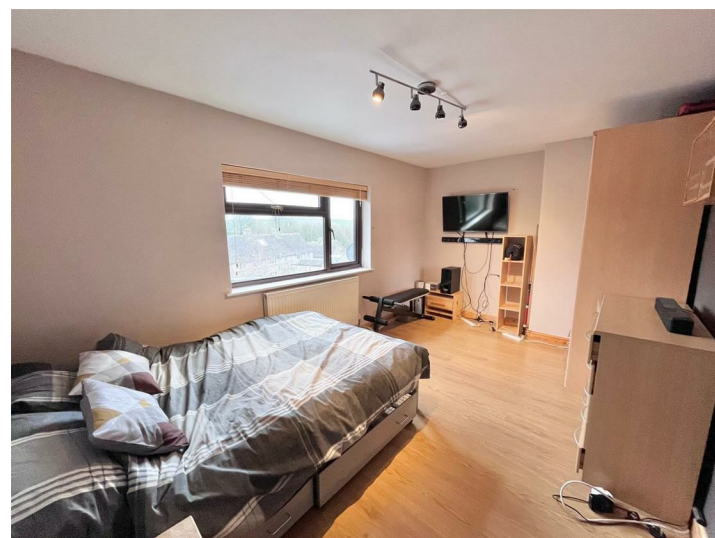
LANDING

UPVC double-glazed window, built-in cupboard, and loft access.

BEDROOM ONE

8'10 x 14'3 (2.69m x 4.34m)

UPVC double-glazed window, radiator, and wood-effect flooring.



BEDROOM TWO

8'9 x 13'1 (maximum) (2.67m x 3.99m (maximum))

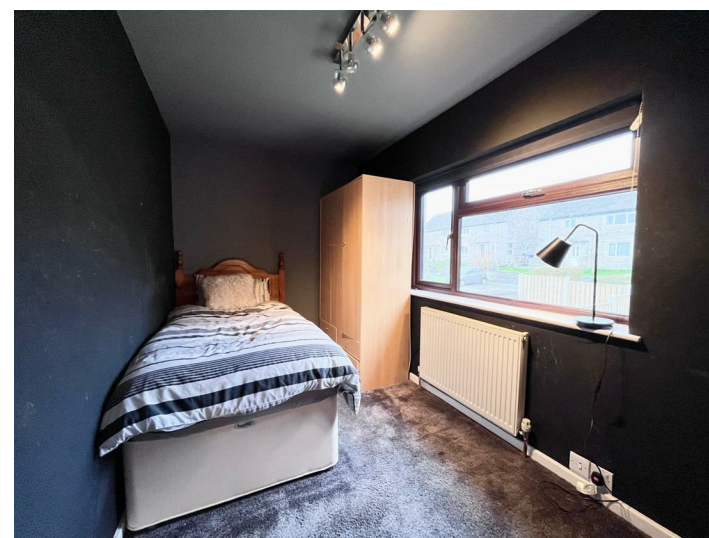
UPVC double-glazed windows and a radiator.



BEDROOM THREE

8'10 x 11'01 (2.69m x 3.38m)

UPVC double-glazed window and a radiator.



SHOWER ROOM

7'2 x 4'11 (2.18m x 1.50m)

Two UPVC double-glazed windows, corner shower cubicle, WC with a push flush, washbasin with a mixer tap, ladder-style radiator, and tiled walls and flooring.



EXTERIOR

To the front is a lawned garden. To the rear is a patio, lawn, and off-road parking for several vehicles.



NOTES

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

The property is also believed to be subject to a Derbyshire Clause

Council Tax Band: C

EPC Rating: D



DINING KITCHEN

15'6 x 13'2 (4.72m x 4.01m)

UPVC stable door, two UPVC double-glazed windows, fitted walls and base units, four-ring electric hob with a stainless steel extractor fan, integral oven, stainless steel sink and drainer with a mixer tap, integral dishwasher, plumbing for a washing machine, radiator, under stairs storage cupboard, and tiled flooring.



CONSERVATORY

8'7 x 7'9 (2.62m x 2.36m)

UPVC double-glazed windows and wooden flooring.