



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 sought after area of Buxton, this THREE BEDROOM EXTENDED SEMI-DETACHED home has been fully refurbished by the current owners. Internally, the property comprises a porch, L shaped living room with dining area, separate dining room/study, breakfast room, fitted kitchen, three bedrooms, and a modern bathroom. Externally, the property boasts ample off-road parking, a garage, and both front and rear gardens.

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PORCH

Composite door and double glazed window, built in cupboard and wood effect flooring.

LIVING ROOM & DINING AREA

22'6 x 13'8 (max) (6.86m x 4.17m (max))

UPVC double glazed window, x2 radiators, wood effect flooring, and stairs to the first floor.



DINING ROOM / STUDY

10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed sliding doors, radiator, and wood effect flooring.

BREAKFAST ROOM

9'6 x 7'6 (2.90m x 2.29m)

UPVC double-glazed window, radiator, under stairs storage cupboard, tiled flooring, and open to the kitchen.



KITCHEN

10'10 x 7'5 (3.05m x 2.26m)

UPVC door and double glazed window, fitted wall and base units with a wood effect worktop over, four-ring gas hob with an extractor fan over, integral oven, stainless steel sink and drainer with a mixer tap over, integral dishwasher and washing machine, radiator, and tiled flooring.



LANDING

UPVC double glazed window and access to the boarded out loft space.

BEDROOM ONE

12'4 x 10'9 (max) (3.76m x 3.28m (max))

UPVC double glazed window, built in wardrobe, and a radiator.



BEDROOM TWO

10'7 x 10'9 (3.23m x 3.28m)

UPVC double glazed window and a radiator.



BEDROOM THREE

8'9 x 8'1 (max) (2.67m x 2.46m (max))

UPVC double glazed window, built in wardrobe and cupboard, and a radiator.



BATHROOM

5'4 x 6'2 (1.63m x 1.88m)

UPVC double-glazed window, panelled bath with a wall-mounted shower attachment, WC with a push flush, wash basin with a mixer tap over, ladder-style radiator, tiled walls, and tiled flooring.



EXTERIOR

To the front of the property is a tarmac driveway with parking for 2/3 cars and a lawned garden. To the rear is an enclosed garden consisting of a patio and a lower lawn.



GARAGE

Up and over door as well as light and power.



NOTES

This property is understood to be FREEHOLD, subject to verification by a solicitor.

Council Tax Band: D

EPC Rating: C