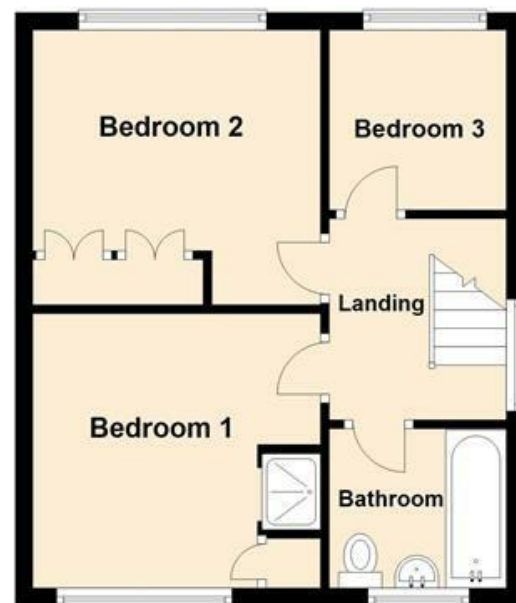


Ground Floor



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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious semi detached property situated within a cul-de-sac location and enjoying SUPERB OPEN VIEWS TO THE REAR. Accommodation comprising; entrance porch, storage room, fitted kitchen, living room with dining area, CONSERVATORY, to the first floor there are THREE BEDROOMS and a bathroom. Externally there is driveway parking and a good sized rear garden.

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ENTRANCE PORCH

7'6 x 6'9 (2.29m x 2.06m)
Three double glazed windows, double glazed entrance door.



LIVING ROOM

14'3 x 11'3 (4.34m x 3.43m)
Double glazed sliding patio doors offering delightful views, fireplace with stone effect surround with wooden mantel and electric fire, storage heater, opening onto;



DINING AREA

9'7 x 6'0 (2.92m x 1.83m)
Double glazed window, storage heater.



KITCHEN

10'10 x 8'0 plus recess (3.30m x 2.44m plus recess)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, space for washing machine, space for fridge, double glazed window, storage heater, built in storage cupboard, frosted internal door.



INNER HALLWAY

Access through a small lobby area, with stairs to first floor, storage heater, double glazed window and double glazed door to;

CONSERVATORY

13'4 x 8'2 maximum (4.06m x 2.49m maximum)
Double glazed windows to three sides enjoying superb views, tiled flooring, double glazed door to rear garden.



FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

11'2 x 10'5 (3.40m x 3.18m)
Double glazed window, storage heater,, airing cupboard with hot water cylinder, walk in shower cubicle with lighting, tiled walls and shower fittings over, ceiling coving and dado rail.



BEDROOM TWO

11'3 x 9'8 (3.43m x 2.95m)
Double glazed window with views, fitted wardrobes, ceiling coving, storage heater.



BEDROOM THREE

6'10 x 6'7 (2.08m x 2.01m)
Double glazed window, dado rail, ceiling coving.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, heated towel rail, frosted internal window, frosted double glazed window, part tiled walls.

EXTERNALLY

To the front of the house there is driveway parking together with a low maintenance garden frontage with walled surround.

The rear of the property benefits from a patio area leading via steps to the main garden, walkways, a lawned garden area, timber shed and as previously mentioned a pleasant open aspect.



STORAGE ROOM

11'11 x 7'7 (3.63m x 2.31m)
Located beyond the entrance porch and previously forming part of the garage. Electric power and lighting, door to outside.