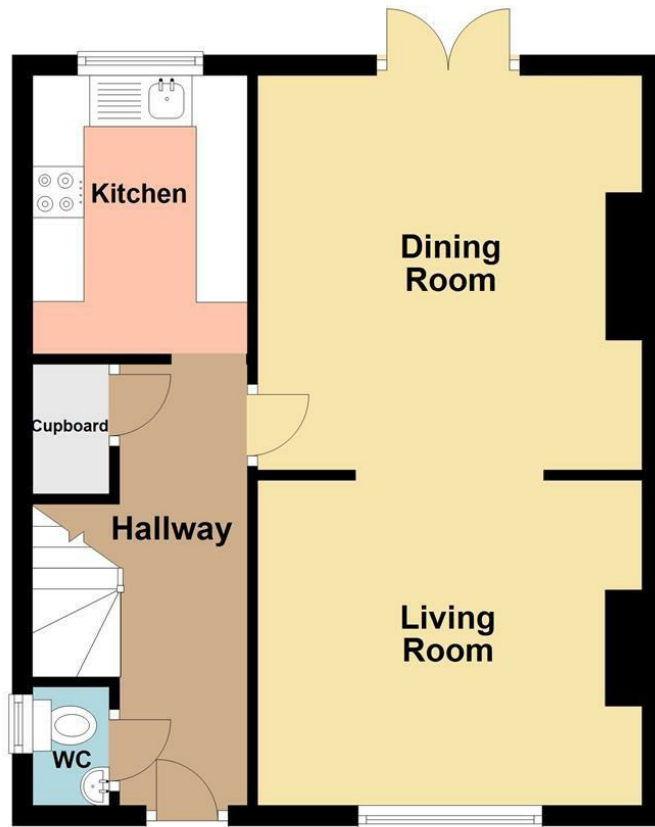
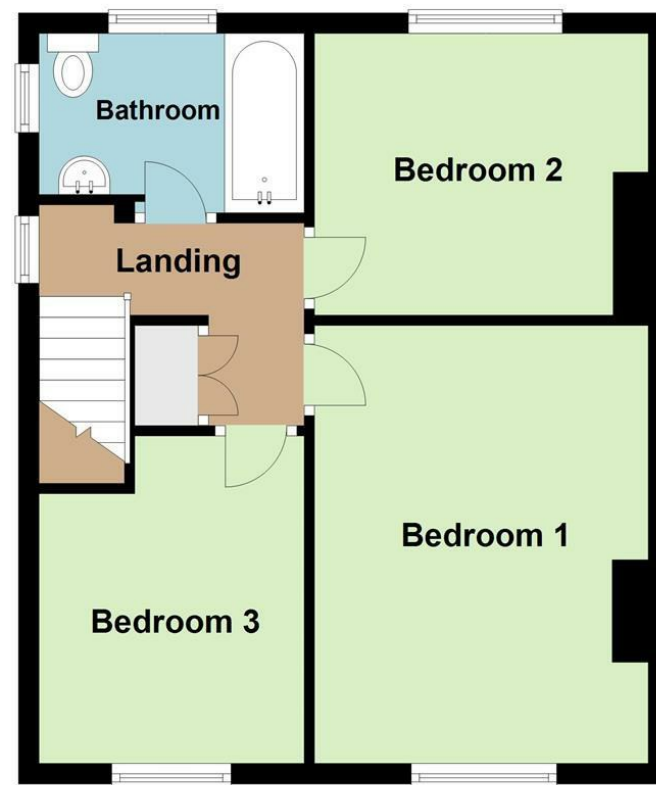


Ground Floor



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.

Situated conveniently close to Buxton's centre, this well presented THREE BEDROOM SEMI-DETACHED family home offers a spacious layout. It features a hallway, living room, dining room, fitted kitchen with NEFF appliances. Additionally, there is a convenient ground floor WC. Upstairs, you'll find three bedrooms and a contemporary bathroom. Outside, low-maintenance patios adorn both the front and rear of the property, complemented by generous off-road parking space.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
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Situated conveniently close to Buxton's centre, this well presented THREE BEDROOM SEMI-DETACHED family home offers a SPACIOUS LAYOUT. It features a hallway, living room, dining room, fitted kitchen with NEFF appliances. Additionally, there is a convenient ground floor WC. Upstairs, you'll find three bedrooms and a contemporary bathroom. Outside, low-maintenance patios adorn both the front and rear of the property, complemented by GENEROUS OFF ROAD PARKING SPACE.

HALLWAY

Composite door, radiator, under-stairs storage cupboard, tiled flooring, and stairs to the first floor.

LIVING ROOM

10'5 x 11 (3.18m x 3.35m)

UPVC double-glazed window, radiator, log burner, and open to the dining room.



DINING ROOM

12'8 x 12'4 (3.86m x 3.76m)

UPVC double glazed double doors and a radiator.



KITCHEN

8'11 x 6'11 (2.72m x 2.11m)

UPVC double glazed window, fitted wall and base units, four ring gas NEFF hob with a stainless steel NEFF extractor fan over, integral NEFF oven, integral microwave, stainless steel

sink and drainer with a mixer tap over, integral dishwasher, plumbing for a washing machine, space for a fridge freezer, vertical radiator, and tiled flooring.



WC

UPVC double-glazed window, WC with a push flush, washbasin with a mixer tap over, chrome ladder style radiator, and tiled walls and flooring.

LANDING

UPVC double glazed window, loft access, and a built in cupboard housing the Worcester gas central heating boiler.

BEDROOM ONE

14'3 x 9 (4.34m x 2.74m)

UPVC double glazed window and a radiator.



BEDROOM TWO

9 x 11 (2.74m x 3.35m)

UPVC double glazed window and a radiator.



BEDROOM THREE

11'2 x 8'6 (max) (3.40m x 2.59m (max))

UPVC double glazed window and a radiator.



BATHROOM

5'9 x 8'5 (max) (1.75m x 2.57m (max))

Two UPVC double glazed windows, bath with a wall mounted shower fitment over, WC with a push flush, pedestal washbasin with a mixer tap over, radiator, tiled walls, and wood effect flooring.



EXTERIOR

To the front of the property is patio area and ample off road parking. To the rear is a further enclosed patio area.



NOTES

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

Council Tax Band: B

EPC Rating: D