

MISREPRESENTATION ACT 1967.

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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.



Located in the picturesque village of Chinley, this **FOUR BEDROOM SEMI-DETACHED** home features a contemporary entrance hall, kitchen/diner, spacious living room, ground floor WC, four bedrooms including an en suite to the main bedroom, and off-road parking for two vehicles, a detached garage, and a low-maintenance private garden to the rear.

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ENTRANCE HALL

GROUND FLOOR

LIVING ROOM

14'9" x 12'4" (4.50m x 3.78m)



DINING KITCHEN

15'7" x 9'8" (4.75m x 2.97m)



FIRST FLOOR LANDING

BEDROOM TWO

9'10" x 8'11" (3.00m x 2.72m)



BEDROOM THREE

9'3" x 8'2" (2.82m x 2.51m)



BEDROOM FOUR

8'9" x 6'0" (2.69m x 1.83m)



BATHROOM

9'0" x 6'2" (max) (2.75 x 1.9 (max))



SECOND FLOOR

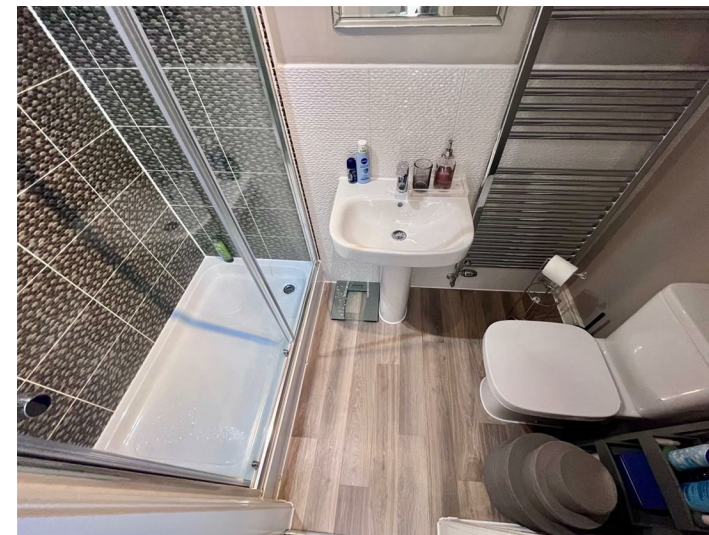
BEDROOM ONE

15'7" x 15'5" (4.75m x 4.72m)



EN-SUITE SHOWER ROOM

7'2" x 3'11" (2.20 x 1.21)



EXTERIOR

To the front elevation is paved pathway to the front door, a

tarmac driveway giving off road parking for two vehicles and gated side access. To the rear elevation is an enclosed low maintenance private garden.



NOTES

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

Council Tax Band: D

EPC Rating: B

