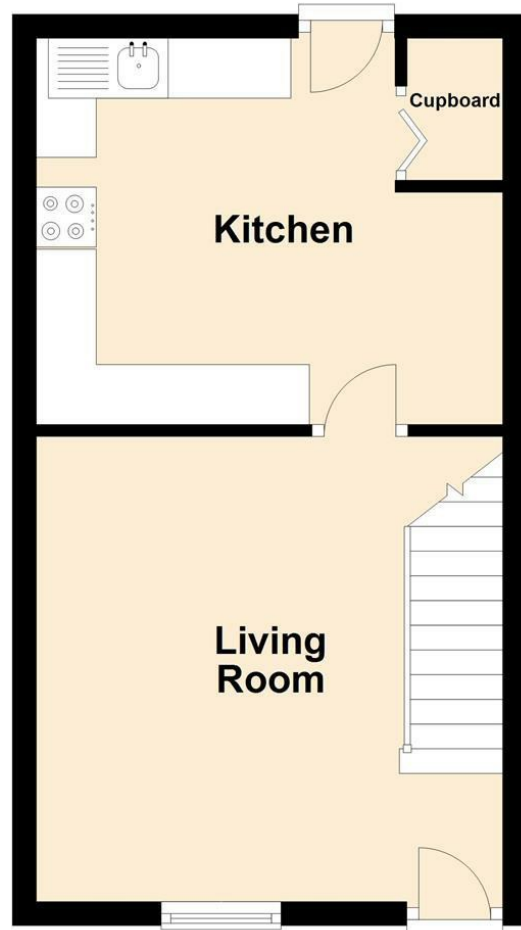
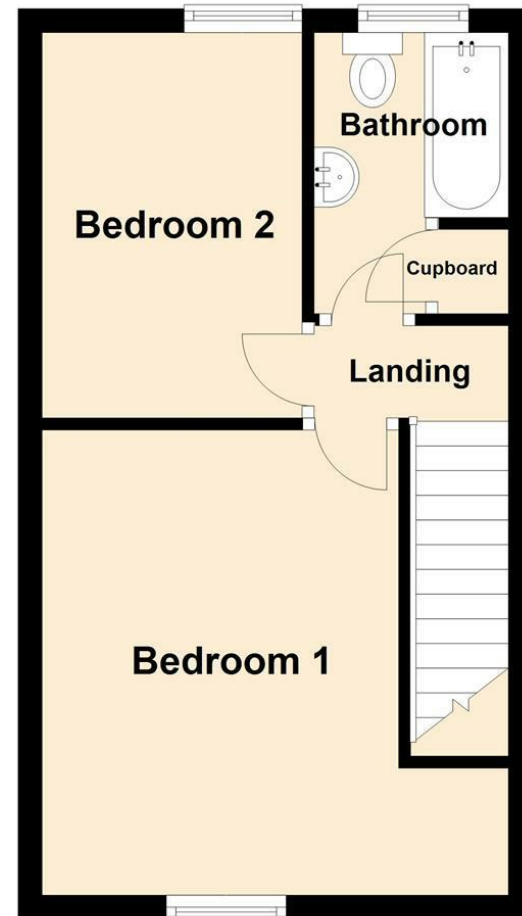


Ground Floor



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 to the market with NO ONWARD CHAIN, this two-bedroom mid-terrace home is within easy reach of Buxton and Chapel-en-le-Frith, as well as the local train station. Internally, the property comprises a living room with a log burner, a fitted kitchen with space for a dining table. On the first floor, there are two bedrooms and a fitted bathroom. Externally, there is an enclosed low-maintenance lawned garden backing onto open fields.

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LIVING ROOM

12'86 x 12'9 (3.66m x 3.89m)

A timber door, a uPVC double-glazed window, log burner, radiator, wooden flooring, and stairs to the first floor.



KITCHEN

10'7 x 12'90 (3.23m x 3.66m)

UPVC door and double-glazed window, fitted units at the base and eye level with a wooden worktop over, space for a cooker, ceramic sink with a chrome mixer tap, plumbing for a washing machine, built-in cupboard housing a recently installed Vaillant boiler, radiator, and tiled flooring.



LANDING

Access to the boarded out loft space.

BEDROOM ONE

13 x 9'94 (3.96m x 2.74m)

UPVC double-glazed window, built-in wardrobes, radiator, and wooden flooring.



BEDROOM TWO

10;6 x 7'1 (3.05m;1.83m x 2.16m)

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



BATHROOM

7'9 x 5'57 (2.36m x 1.52m)

UPVC double-glazed window, bath with a chrome shower fitment over, WC with a push flush, pedestal wash basin with a chrome mixer tap over, built-in cupboard, radiator, and part-tiled walls.



EXTERIOR

To the rear elevation is an enclosed lawned garden with views over the surrounding field. There is also a separate single garage located off Meadow Close



NOTES

We understand ownership of the garage is included with the property however this is subject to the vendors solicitors confirmation. The ground rent for the garage is £108 per annum.