



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

VIEWING IS ESSENTIAL. A semi detached property situated within a modern development. **VERY WELL PRESENTED** and comprising: hallway opening onto a fitted kitchen, living room with French doors opening onto the garden, WC, fitted bathroom with separate shower and **TWO BEDROOMS**. Externally there is **DRIVEWAY** parking together with garden frontage and an **ENCLOSED REAR GARDEN**.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

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ENTRANCE HALL

Double glazed entrance door, double glazed window, stairs to first floor, under stairs utility cupboard with space for tumble dryer, opening onto;



DOWNSTAIRS WC

Enclosed cistern WC, wash hand basin, tiled flooring, radiator.

FITTED KITCHEN

12'2 x 7'6 (3.71m x 2.29m)

Fitted with a range of wall and base mounted units with quartz work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, fitted dishwasher, larder cupboard, tiled flooring, space for American style fridge/freezer, radiator, tiled flooring and double glazed window.



LIVING ROOM

14'3 x 11'6 maximum (4.34m x 3.51m maximum)

Double glazed window, double glazed French doors to garden, radiator, tiled flooring.



FIRST FLOOR LANDING

With access to all first floor rooms.

BEDROOM ONE

14'1 x 9'0 (4.29m x 2.74m)

Two double glazed windows, radiator, fitted wardrobes with hanging and storage space.



BEDROOM TWO

14'2 narrowing to 10'5 x 7'9 plus door recess (4.32m narrowing to 3.18m x 2.36m plus door recess)

Two double glazed windows, radiator, built in storage cupboard.



FITTED BATHROOM

Panelled bath, wash hand basin, separate shower cubicle with shower fittings over, heated towel rail, frosted double glazed window, tiled walls, wood effect flooring.



EXTERNALLY

To the front of the house there is driveway parking for two cars together with garden frontage, laid to lawn with gravelled area and gated access to the rear.

The rear garden offers a large patio leading to the main garden, laid to lawn with enclosed boundaries.

