

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.

SUPERB VIEWS TO THE REAR! A well presented mid terraced property situated within a convenient location and comprising; hallway, lounge, dining room, fitted kitchen, conservatory, **THREE BEDROOMS** plus a **STORE ROOM** and a spacious bathroom. Externally there is a raised decking area with rooftop views leading to the main garden. **VIEWING ESSENTIAL.**

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HALLWAY

14'6 x 6'0 (4.42m x 1.83m)
Frosted double glazed entrance door, frosted double glazed window, radiator, stairs to first floor, cloaks hanging space, under stairs storage cupboard.

LIVING ROOM

13'5 x 11'8 (4.09m x 3.56m)
Double glazed square bay window with window shutters, cast iron stove with stone mantel, picture rail, ceiling coving, two radiators.



KITCHEN

9'1 x 7'3 (2.77m x 2.21m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for fridge/freezer, space for washing machine, double glazed window, wall mounted central heating boiler, space for gas cooker, extractor fan.



DINING ROOM

12'5 x 10'5 (3.78m x 3.18m)
Radiator, ceiling coving, double glazed sliding patio doors to;



CONSERVATORY

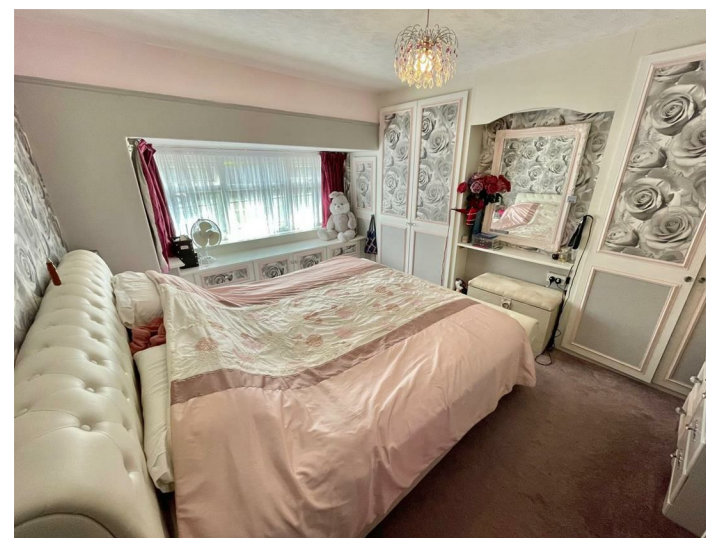
9'9 x 6'6 (2.97m x 1.98m)
Double glazed windows to three sides with superb roof top views, double glazed door to outside, tiled flooring.

FIRST FLOOR LANDING

Access to roof void.

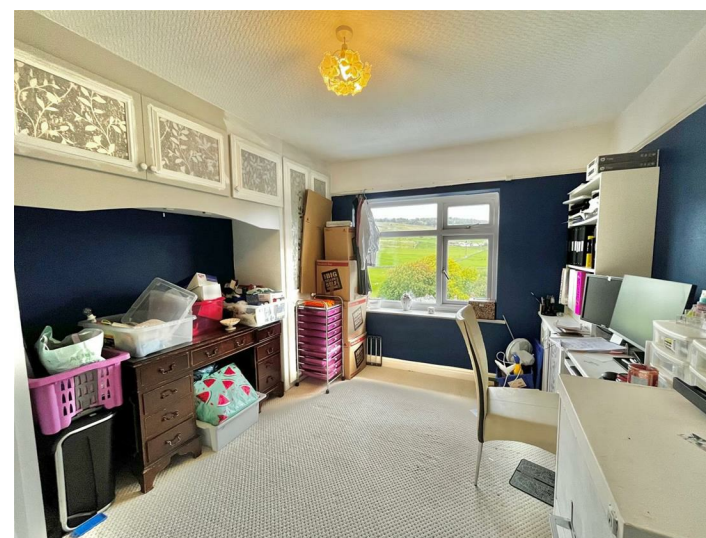
BEDROOM ONE

14'4 x 11'8 into robes (4.37m x 3.56m into robes)
Double glazed square bay window with window seat, built in wardrobes, picture rail, radiator.



BEDROOM TWO

11'2 x 10'5 (3.40m x 3.18m)
Double glazed window with roof top views, picture rail, fitted wardrobes with double bed recess, fitted vanity unit, radiator.



BEDROOM THREE

10'2 x 6'10 (3.10m x 2.08m)
Double glazed window, radiator.



BATHROOM

15'1 x 6'4 (4.60m x 1.93m)
Oversized jacuzzi style bath, twin wash hand basins, low level WC, bidet, two frosted double glazed windows, radiator, tiled walls, heated towel rail.



STORE ROOM

5'10 x 3'5 (1.78m x 1.04m)
A useful store room with shelving and lighting.

EXTERNALLY

To the front of the house there is driveway parking leading via steps to the front.

The rear of the property there is a decking area with seating and delightful roof top views, stairs leading to the main garden, the main garden is laid to lawn with enclosed borders and allows access to a lower ground floor storage room.



COUNCIL TAX BAND - C