



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.

Located in a popular area of Buxton, this **THREE-BEDROOM** detached family home comprises an entrance hallway, ground floor WC, living room, dining room, kitchen, three good-sized bedrooms, ensuite, and a fitted bathroom. Externally, the property features both front and rear gardens, **OFF-ROAD PARKING**, and a **GARAGE**.

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

Located in a popular area of Buxton, this THREE-BEDROOM detached family home comprises an entrance hallway, ground floor WC, living room, dining room, kitchen, three good-sized bedrooms, ensuite, and a fitted bathroom. Externally, the property features both front and rear gardens, OFF-ROAD PARKING, and a GARAGE.

ENTRANCE HALL

Composite door, double glazed window, radiator, Kahrs engineered hardwood flooring, and stairs to the first floor.

GROUND FLOOR WC

Double glazed frosted window, low-level WC, wall mounted wash basin, and a radiator.

LIVING ROOM

15 x 10'9 (4.57m x 3.28m)

Double glazed sliding doors, gas fire, radiator, and Kahrs engineered hardwood flooring.



DINING ROOM

8 x 8'7 (2.44m x 2.62m)

Double glazed window, gas fire, Kahrs engineered hardwood flooring, and access to the kitchen.



KITCHEN

9'1 x 8'7 (2.77m x 2.62m)

Composite door, double glazed window, a range of fitted base and wall level units and working surfaces, a single sink and

drainer unit with tiled splashbacks, integral oven with four ring gas hob over, and extractor fan above. Plumbing for a washing machine, space for a fridge/freezer, and wall-mounted boiler, and Kahrs engineered hardwood flooring.



FIRST FLOOR LANDING

Built-in cupboard.

BEDROOM ONE

11'8" x 8'10" (3.56m x 2.69m)

Double glazed window, a range of fitted wardrobes and side cabinets, radiator, and access to the en-suite.



EN SUITE SHOWER ROOM

5'6 x 5'3 (1.68m x 1.60m)

Double-glazed window, shower cubicle, low level WC, pedestal washbasin, and part-tiled walls.



BEDROOM TWO

10'11 x 7'6 (3.33m x 2.29m)

Double glazed window, built in wardrobe and built in cupboard, and a radiator



BEDROOM THREE

7'9 x 7'6 (2.36m x 2.29m)

Double glazed window to the rear and a radiator.



BATHROOM

5'6 x 6'9 (1.68m x 2.06m)

Double glazed window, panelled bath with a shower fitment over, pedestal washbasin, and low level WC, and part-tiled walls.



EXTERIOR

To the front of the property, there is a lawned garden and a tarmacked driveway leading to the detached garage. To the rear of the property, there is an enclosed garden with a flagged patio area, lawn, and mature shrubs, bushes, and trees.



DETACHED GARAGE

16'1 x 8'1 (4.90m x 2.46m)

Up and over door and light and power.

NOTES

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

Council Tax Band: D

EPC Rating: TBC