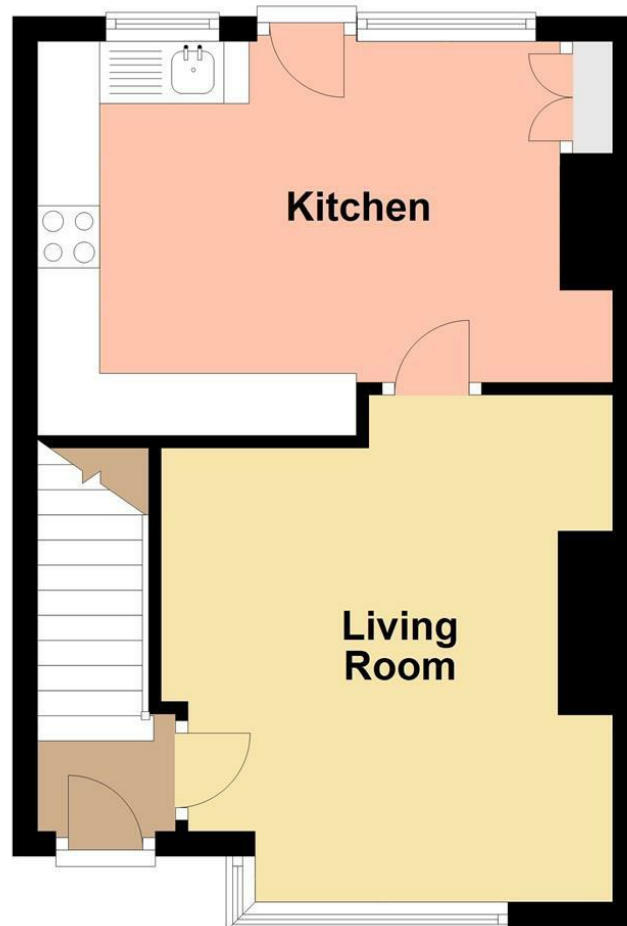
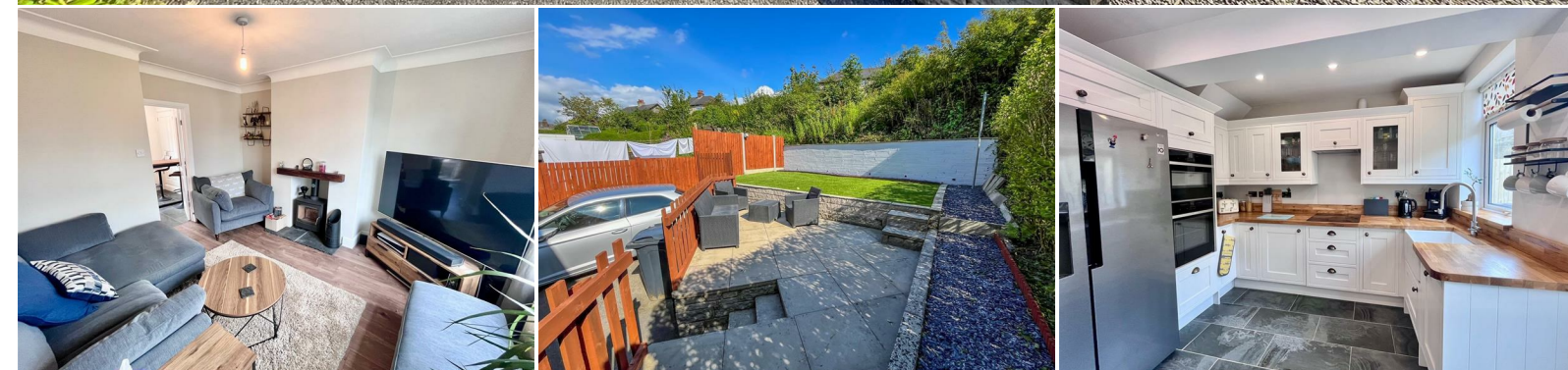


Ground Floor



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.

NO ONWARD CHAIN - This charming **TWO BEDROOM** semi detached home offers an entrance hall, a living room with a **LOG BURNER**, a dining kitchen equipped with **NEFF** appliances, two double bedrooms, and a modern fitted bathroom. Externally, the property boasts low maintenance gardens to both the front and rear, as well as **AMPLE OFF ROAD PARKING**. Nestled in a sought after residential area of Burbage

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ENTRANCE HALL

Composite door, radiator, wood effect flooring, and stairs to the first floor.

LIVING ROOM

13'5 x 11'11 (max) (4.09m x 3.63m (max))
UPVC double glazed window, log burner, radiator, and wood effect flooring.



KITCHEN

10'5 x 13'10 (max) (3.18m x 4.22m (max))
UPVC door and double glazed window, fitted wall and base units with a wooden worktop over, ceramic Belfast sink with a mixer tap, four ring electric NEFF hob with an extractor fan, integral NEFF oven and grill, integral washing machine, space for a fridge freezer, built in cupboard, radiator, and tiled flooring.



FIRST FLOOR LANDING

UPVC double-glazed window and loft access.

BEDROOM ONE

13 x 12 (max) (3.96m x 3.66m (max))
UPVC double glazed window, radiator, and a walk in wardrobe.



BEDROOM TWO

9'9 x 9 (2.97m x 2.74m)
UPVC double glazed window and a radiator.



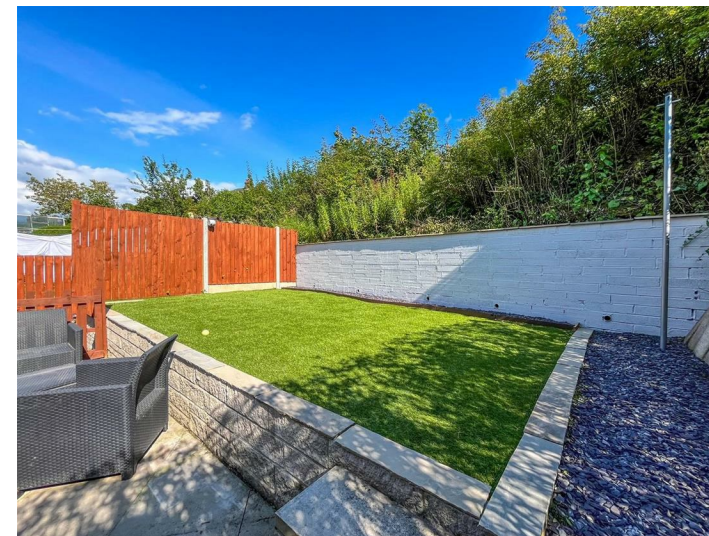
BATHROOM

5'7 x 5'9 (1.70m x 1.75m)
UPVC double glazed window, P shaped bath with a wall mounted shower fitment over, WC with a push flush, pedestal wash basin with a mixer tap, radiator, tiled walls, and wood effect flooring.



EXTERIOR

To the front is a gravelled garden and driveway leading to gated rear garden with enclosed patio and borders.



NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.
Council Tax Band: C
EPC Rating: TBC

