Ground Floor Sun Room **First Floor** Storage **Bathroom** Kitchen Landing Living Room Bedroom 2 **Bedroom 1** Bedroom 3 WC Garage Storage Porch

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.







14 ERRWOOD AVENUE, BUXTON SK17 9BD £399,500





Located in a sought after location close to Buxton's town centre, transport links, and the Pavilion Gardens, this THREE BEDROOM DETACHED home is offered to the market with NO ONWARD CHAIN. Featuring a porch, entrance hallway, spacious L shaped living room, sunroom, contemporary kitchen, and ground floor WC. The three bedrooms, two of which are doubles, all come with fitted wardrobes, and the family bathroom is located on the first floor. Externally, the property offers ample OFF ROAD PARKING, a GARAGE, and well maintained gardens to both the front and rear.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW T. 01298 23038 | | www.wrightmarshall.co.uk This THREE BEDROOM DETACHED home is offered to the market with NO ONWARD CHAIN. Featuring a porch, entrance hallway, spacious L shaped living room, sunroom, contemporary kitchen, and ground floor WC. The three bedrooms, two of which are doubles, all come with fitted wardrobes, and the family bathroom is located on the first floor. Externally, the property offers ample OFF ROAD PARKING, a GARAGE, and well maintained gardens to both the front and rear. Located in a sought after location close to Buxton's town centre, transport links, and the Pavilion Gardens.

PORCH

UPVC entrance door and double-glazed windows, with tiled flooring.

HALLWAY

Built in cupboard, radiator, and stairs to the first floor.

LIVING ROOM

17'11 x 15'2 (max) (5.46m x 4.62m (max))

Two UPVC double glaze windows, gas fire, and two radiators.



SUN ROOM

9'5 x 13'7 (2.87m x 4.14m)

UPVC double glaze double doors and double glaze windows, with two electric wall mounted heaters.



KITCHEN

9'10 x 14'6 (max) (3.00m x 4.42m (max))

UPVC entrance door and double glaze windows, contemporary fitted wall and base units with contrasting worktops, four ring NEFF gas hob, integral NEFF oven, integral appliances including fridge and washing machine, two built in cupboards, radiator, and tiled flooring.



NC

UPVC double glaze window, WC with push flush, wash basin, and ladder style radiator.



FIFTH FLOOR LANDING

Cupboard housing gas central heating boiler and loft access.

BEDROOM ONE

13'8 x 10'2 (4.17m x 3.10m)

Two UPVC double glaze windows, fitted wardrobes, radiator, and built in storage spaces.



BEDROOM TWO

13'9 x 7'10 (4.19m x 2.39m)

UPVC double glaze window, fitted wardrobes, radiator, and built in storage space



BEDROOM THREE

8'11 x 8'2 (2.72m x 2.49m)

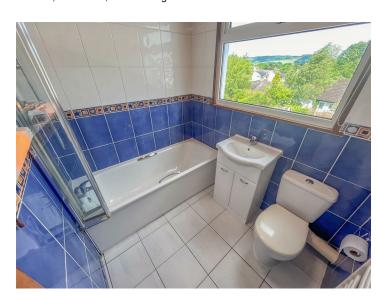
UPVC double glaze window, radiator, and a built in cupboard.



BATHROOM

8'11 x 6'9 (2.72m x 2.06m)

UPVC double glaze window, panelled bath with wall mounted shower fitment over, WC with push flush, wash basin with mixer up over, ladder style radiator, tiled walls, and flooring.



GARAGE

15'6 x 7'11 (4.72m x 2.41m)

Up and over garage door with light and power.

XTERIOR

To the front elevation is a lawn garden and a block paved driveway providing ample off road parking and leading to the garage. To the rear of the property is an enclosed well maintained garden with a patio lawn and established flower beds.



NOTES

Tenure: Freehold Council Tax Band: D EPC Rating: D

