



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.

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.

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Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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.



WC

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.

EXTERIOR

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

