



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.

Occupying a central location close to Buxton town centre, this **THREE BEDROOM**, three storey home offers spacious accommodation featuring an entrance porch, a fitted dining kitchen, a living room with a bay window, and a hallway with built in storage. Upstairs, there are two bedrooms and a modern bathroom. The second floor offers an additional double bedroom. Outside, there's composite decking and a paved patio.

Occupying a CENTRAL LOCATION close to Buxton town centre, this THREE BEDROOM, three storey home offers spacious accommodation featuring an entrance porch, a fitted dining kitchen, a living room with a bay window, and a hallway with built in storage. Upstairs, there are two bedrooms and a modern bathroom. The second floor offers an additional double bedroom. Outside, there's composite decking and a paved patio.

PORCH

7'5 x 11 (2.26m x 3.35m)

UPVC door and double glazed windows, radiator, plumbing for a washing machine, and tiled flooring.

KITCHEN

10'8 x 11'5 (3.25m x 3.48m)

Two UPVC double glazed windows, a range of fitted wall and base units, four-ring gas hob with an extractor fan over, integral oven, sink and drainer with a mixer tap over, plumbing for a dishwasher, radiator, and tiled flooring.



LIVING ROOM

16'3" x 12'10" (maximum) (4.95m x 3.91m (maximum))

UPVC double glazed bay window and two radiators.



HALLWAY

UPVC double glazed window, radiator, under stairs storage cupboard, and stairs to the first floor.

FIRST FLOOR LANDING

UPVC double glazed window, radiator, and stairs to the second floor.



BEDROOM ONE

16'3" x 12'10" (maximum) (4.95m x 3.91m (maximum))

UPVC double glazed bay window and a radiator.



BEDROOM THREE

5'5 x 10'11 (1.65m x 3.33m)

UPVC double glazed bay window and a radiator.



BATHROOM

4'11 x 10'11 (1.50m x 3.33m)

UPVC double glazed window, bath with a shower fitment over, WC with a push flush, pedestal washbasin with a mixer tap over, radiator, built in cupboard, part-paneled walls, and wood effect flooring.



SECOND FLOOR

BEDROOM TWO

12'9 x 10'6 (3.89m x 3.20m)

UPVC double glazed window, double glazed Velux window, built in cupboards, radiator, and eaves storage access.



EXTERIOR

To the rear of the property is composite decking and to the side elevation is an enclosed paved patio.



NOTES

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

Lease Information: We are advised that the lease 999 years from December 2009

Council Tax Band: B

EPC Rating: D