



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 within a popular residential area, this **THREE BEDROOM DETACHED** home is presented to a high standard and offers spacious accommodation throughout. The property comprises an entrance hallway, living room, dining room, contemporary fitted kitchen with built-in appliances, rear porch, and utility room with access to the **GARAGE**. The first floor offers three bedrooms and a bathroom. Externally, the property features an enclosed rear garden as well as **OFF-ROAD PARKING** to the front.

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

This THREE BEDROOM DETACHED home is presented to a high standard and offers spacious accommodation throughout. The property comprises an entrance hallway, living room, dining room, contemporary fitted kitchen with built-in appliances, rear porch, and utility room with access to the GARAGE. The first floor offers three bedrooms and a bathroom. Externally, the property features an enclosed rear garden as well as OFF-ROAD PARKING to the front. Located within a popular residential area.

HALLWAY

uPVC door, radiator, porcelain tiled flooring, and stairs to the first floor.



LIVING ROOM

12'8 x 10'9 (3.86m x 3.28m)
uPVC double glazed window, multi fuel burner with a tiled hearth, radiator, and porcelain tiled flooring.



KITCHEN

17'3 x 6'6 (5.26m x 1.98m)
Two uPVC double glazed windows, contemporary fitted wall and base units with a quartz worktop over, four-ring induction NEFF hob, integral NEFF appliances including oven, microwave, and dishwasher. Integral wine cooler, sink with a mixer tap over, vertical radiator, Velux window, porcelain tiled flooring, and a uPVC door.



DINING ROOM

9'11 x 10'10 (3.02m x 3.30m)
uPVC double glazed double doors, multi fuel burner with a tiled hearth, vertical radiator, and porcelain tiled flooring.



WC

uPVC double glazed window, WC with a push flush, wash basin with a mixer tap over, electric wall-mounted heater, partially tiled walls, and tiled flooring.

REAR PORCH

uPVC door, timber door, double and glazed windows.

UTILITY ROOM

Plumbing for a washing machine and dryer, and access to the garage.

FIRST FLOOR LANDING

uPVC double glazed windows, and loft access.

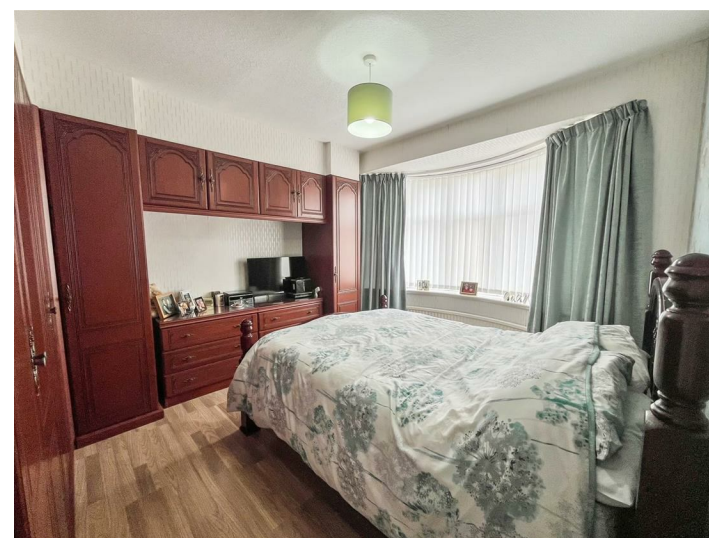
BEDROOM ONE

11'10 x 10'10 (3.61m x 3.30m)
uPVC double glazed window, radiator, and wood effect flooring.



BEDROOM TWO

10'7 x 10'10 (3.23m x 3.30m)
uPVC double glazed window, fitted wardrobes, radiator, and wood effect flooring.



BEDROOM THREE

7'11 x 6'6 (2.41m x 1.98m)
uPVC double glazed window, built in wardrobe, radiator, and wood effect flooring.



BATHROOM

7'11 x 6'6 (2.41m x 1.98m)
uPVC double glazed window, bath with a wall-mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, ladder-style radiator, tiled walls, and tiled flooring.



EXTERIOR

To the front of the property is a paved driveway providing ample off-road parking and access to the garage. Whilst to the rear is an enclosed low maintenance paved garden.



GARAGE

16'6 x 13'3 (max) (5.03m x 4.04m (max))
Up and over garage door, three windows, and light and power.

NOTES

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