



MISREPRESENTATION ACT 1967.

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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.

This THREE BEDROOM SEMI-DETACHED home is located in a quiet cul-de-sac and comprises an entrance hall, two reception rooms, a fitted kitchen, three good-sized bedrooms, and a bathroom. Externally, there is OFF ROAD PARKING for one vehicle and a good-sized enclosed garden.

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Located in a QUIET CUL-DE-SAC, this THREE BEDROOM SEMI-DETACHED home comprises an entrance hall, two reception rooms, a fitted kitchen, three good-sized bedrooms, and a bathroom. Externally, there is OFF ROAD PARKING for one vehicle and a good-sized enclosed garden.

HALLWAY

uPVC door, radiator, built-in understairs cupboard, wood-effect flooring, and stairs to the first floor.

LIVING ROOM

13 x 11'6 (3.96m x 3.51m)

uPVC double-glazed double doors, gas fire, and a radiator.



DINING ROOM

8'5 x 11'6 (2.57m x 3.51m)

uPVC double glazed window, radiator, and wood effect flooring.



KITCHEN

8'7 x 9'11 (2.62m x 3.02m)

Two uPVC double glazed windows, fitted wall and base units, space for an oven, sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and wood effect flooring.



PORCH

uPVC door and wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window and loft access.

BEDROOM ONE

11'6 x 11'4 (3.51m x 3.45m)

uPVC double glazed window, built in wardrobe, and a radiator.



BEDROOM TWO

9'11 x 11'5 (3.02m x 3.48m)

uPVC double glazed window and a radiator.



BEDROOM THREE

6'7 x 10'2 (2.01m x 3.10m)

uPVC double-glazed window, built in cupboard housing a combi boiler, and a radiator.

BATHROOM

5'3 x 7 (1.60m x 2.13m)

uPVC double glazed window, bath with an electric shower fitment, WC with a push flush, pedestal wash basin with a mixer tap over, tiled walls, and wood effect flooring.



EXTERIOR

The front of the property provides off-road parking for one vehicle, while the rear boasts an enclosed garden with a lawn, patio, and well maintained flower beds



NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

