



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.

A spacious **THREE BEDROOM END TERRACE** home in the picturesque village of Peak Dale, featuring a generous living room, dining room, shaker-style kitchen with integral appliances, utility room, and three double bedrooms. Externally, the property boasts a well-maintained front garden, a rear patio and enclosed garden, two stone outbuildings, a tarmac **DRIVEWAY**, carport, and a **GARAGE**.

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PORCH

Timber entrance door, three double glazed windows, and tiled flooring.

HALLWAY

Two radiators and stairs to the first floor.

LIVING ROOM

15'4 x 13'2 (max) (4.67m x 4.01m (max))

Double glazed bay window, gas fire, under stairs cupboard, and two radiators.



DINING ROOM

10'10 x 16'6 (max) (3.30m x 5.03m (max))

Two uPVC double glazed windows, gas fire, and a radiator.



KITCHEN

6'7 x 10 (2.01m x 3.05m)

Two uPVC double glazed windows, fitted shaker style oak wall and base units, four ring gas hob, integral appliances including oven, grill, fridge, and dishwasher, radiator, and laminate tile effect flooring.



REAR PORCH

uPVC door and double glazed window, and tiled flooring.

UTILITY ROOM

uPVC double glazed window, fitted base units, plumbing for a washing machine and dryer, and laminate tile effect flooring.

WC

WC with a push flush, wash basin with a mixer tap over, ladder style radiator, part tiled walls, and wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window, two built in cupboards, and loft access.

BEDROOM ONE

14'11 x 10'1 (4.55m x 3.07m)

uPVC double glazed windows, and a radiator.



BEDROOM TWO

13'2 x 10'4 (4.01m x 3.15m)

uPVC double glazed windows, and a radiator.



BEDROOM THREE

10'11 x 8'7 (3.33m x 2.62m)

uPVC double glazed windows, fitted wardrobes, and a radiator.



STUDY

4'10 x 7 (1.47m x 2.13m)

uPVC double glazed window, and a radiator

BATHROOM

10'5 x 10 (3.18m x 3.05m)

uPVC double glazed window, panelled bath with a mixer tap over, enclosed corner shower cubicle with a wall mounted fitment, WC with a push flush, wash basin with a mixer tap over, radiator, ladder style radiator, part tiled walls, and tiled flooring.



EXTERIOR

To the front of the property is an enclosed, well maintained lawned garden. To the rear is a paved patio, two stone outbuildings, lawned garden, carport and a tarmac driveway.



GARAGE

Timber double doors, three windows, inspection pit, light and power, and overhead storage.



NOTES

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

