



MISREPRESENTATION ACT 1967.

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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.

**NO ONWARD CHAIN** - Located within the small hamlet of Smalldale, this period **THREE BEDROOM SEMI DETACHED** property comprises an entrance hall, **THREE RECEPTION ROOMS**, kitchen with pantry, rear porch, utility room, and a ground floor shower room. The first floor boasts a spacious landing, three double bedrooms, all with en suites, and a separate WC. Externally, the property sits within a 1/4-acre plot consisting of a tarmac drive and lawn to the front and a large lawned garden to the rear. Additionally, the property offers two two storey barns with the potential for conversion to further accommodation or holiday cottages (subject to planning permission).

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**NO ONWARD CHAIN** - Located within the small hamlet of Smalldate, this period THREE BEDROOM SEMI DETACHED property comprises an entrance hall, THREE RECEPTION ROOMS, kitchen with pantry, rear porch, utility room, and a ground floor shower room. The first floor boasts a spacious landing, three double bedrooms, all with en suites, and a separate WC. Externally, the property sits within a 1/4-acre plot consisting of a tarmac drive and lawn to the front and a large lawned garden to the rear. Additionally, the property offers two two storey barns with the potential for conversion to further accommodation or holiday cottages (subject to planning permission).

**ENTRANCE HALL**

Timber door, radiator, and tiled flooring.

**SITTING ROOM**

14'5 x 10'7 (4.39m x 3.23m)

Timber framed window, built in cupboard, multi fuel burner, radiator, and stairs to the first floor.



**LIVING ROOM**

14 x 13'8 (4.27m x 4.17m)

Two timber framed windows, and two radiators.



**KITCHEN**

6'7 x 14'8 (2.01m x 4.47m)

Timber stable door, fitted worktop, space for a range cooker, sink and drainer with a mixer tap over, radiator, and tiled flooring.



**PANTRY**

6'5 x 5 (1.96m x 1.52m)

Timber framed window, fitted shelving, and tiled flooring.

**DINING ROOM**

7'4 x 13'6 (2.24m x 4.11m)

Timber framed window, and a radiator.



**REAR PORCH**

Timber door and tiled flooring.

**UTILITY ROOM**

4'7 x 6'7 (1.40m x 2.01m)

Fitted worktop, stainless sink and drainer with a mixer tap over, plumbing for a washing machine, fitted shelving, and tiled flooring.

**GROUND FLOOR SHOWER ROOM**

Timber framed window, shower cubicle with electric shower fitment over, WC, pedestal wash basin, built in cupboard, radiator, and tiled flooring.



**FIRST FLOOR LANDING**

Timber framed window, radiator, and loft access.



**BEDROOM ONE**

14 x 14'5 (4.27m x 4.39m)

Timber framed window, fitted wardrobes, and a radiator.



**EN-SUITE**

Enclosed shower cubicle with a wall mounted fitment, WC, pedestal wash basin, and tiled walls.



**BEDROOM THREE**

9 x 11'6 (2.74m x 3.51m)

Timber framed window, and two radiators.



**EN-SUITE**

4'5 x 6'2 (1.35m x 1.88m)

Timber framed window, bath with a shower fitment over, WC, wash basin, radiator, part tiled walls, and wooden flooring.



**BEDROOM TWO**

7'2 x 20'3 (2.18m x 6.17m)

Two UPVC double glazed framed windows, radiator, bath with a mixer tap over, pedestal wash basin with a mixer tap over, and a WC.

**EXTERIOR**

To the front of the property is a tarmac driveway with parking for four vehicles, and a lawned garden. To the rear is a large garden with a stone outhouse, patio, and access to the barns.



**BARNs**

14'11 x 10'4 & 13'6 x 12'4 (4.55m x 3.15m & 4.11m x 3.76m)

**NOTES**