



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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.

Situated in a popular location, this well-presented TWO BEDROOM SEMI DETACHED property comprises an entrance hallway, living room, a spacious dining kitchen with contemporary fitted units, and a rear porch. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a family bathroom with a panelled bath. Externally, the property offers a flagged pathway to the front with mature flower beds, trees, and shrubs. The rear and side gardens are generously proportioned, mainly laid to lawn, and enclosed by mature hedgerows, providing a private outdoor space.

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

Situated in a popular location, this well-presented TWO BEDROOM SEMI DETACHED property comprises an entrance hallway, living room, a spacious dining kitchen with contemporary fitted units, and a rear porch. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a family bathroom with a panelled bath. Externally, the property offers a flagged pathway to the front with mature flower beds, trees, and shrubs. The rear and side gardens are generously proportioned, mainly laid to lawn, and enclosed by mature hedgerows, providing a private outdoor space.

#### HALLWAY

uPVC door and window, built in cupboard, radiator, wooden flooring, and stairs to the first floor.

#### LIVING ROOM

10'11 x 15'3 (3.33m x 4.65m)

uPVC double glazed window, radiator, and wooden flooring.



#### REAR PORCH

6'4 x 6'1 (1.93m x 1.85m)

uPVC door and two double glazed windows, plumbing for a washing machine and dryer, and tiled flooring.

#### LANDING

Built in cupboard and loft access.

#### BEDROOM ONE

10'11 x 15'3 (3.33m x 4.65m )

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



#### BEDROOM TWO

8'5 x 12'5 (2.57m x 3.78m )

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



#### BATHROOM

5'4 x 9'6 (1.63m x 2.90m)

Two uPVC double glazed windows, panelled bath with a wall mounted shower fitment above, WC with a push flush, wash basin with a mixer tap, ladder style radiator, part tiled walls, and tiled effect flooring.



#### EXTERIOR

To the front of the property, there is a flagged pathway with mature flower beds, trees, bushes, and shrubs. The rear and side gardens are generously proportioned, mainly laid to lawn and enclosed by mature hedgerows, offering a private and spacious outdoor area.



#### NOTES

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