



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 well-presented THREE BEDROOM TERRACED home is set over three floors, offering spacious accommodation throughout. Internally, the property comprises an entrance hallway, dining room, kitchen, utility room, and ground floor WC. The first floor offers a living room, a double bedroom, and a modern shower room. A spacious landing and a further two double bedrooms complete the accommodation. Situated near the town centre, residents enjoy convenient access to transport links, shops, bars, and restaurants.

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

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HALLWAY

Timber door, uPVC double glazed window, radiator, under stairs cupboard, wood effect flooring, and stairs to the first floor.

DINING ROOM

14'6 x 10'9 (4.42m x 3.28m)
uPVC double glazed window, radiator, and tiled flooring.



KITCHEN

11'10 x 10'10 (3.61m x 3.30m)
Timber door, uPVC double glazed window, fitted wall and base units, four-ring gas hob with a stainless steel extractor fan over, integral oven, sink and drainer with a mixer tap over, radiator, and tiled flooring.



UTILITY ROOM

Fitted worktop, plumbing for a washing machine, combi boiler, and tiled flooring.

WC

uPVC double glazed window, WC with a push flush, radiator, and wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window, radiator, and stairs to the second floor.



LIVING ROOM

14'6 x 10'9 (4.42m x 3.28m)
uPVC double glazed window and a radiator.



BEDROOM TWO

11'11 x 10'9 (3.63m x 3.28m)
uPVC double glazed window and a radiator.



BATHROOM

8'6 x 6'3 (2.59m x 1.91m)
uPVC double glazed window, walk-in shower cubicle with a wall-mounted shower fitment, pedestal wash basin with a mixer tap over, WC with a push flush, radiator, tiled walls, and wood effect flooring.



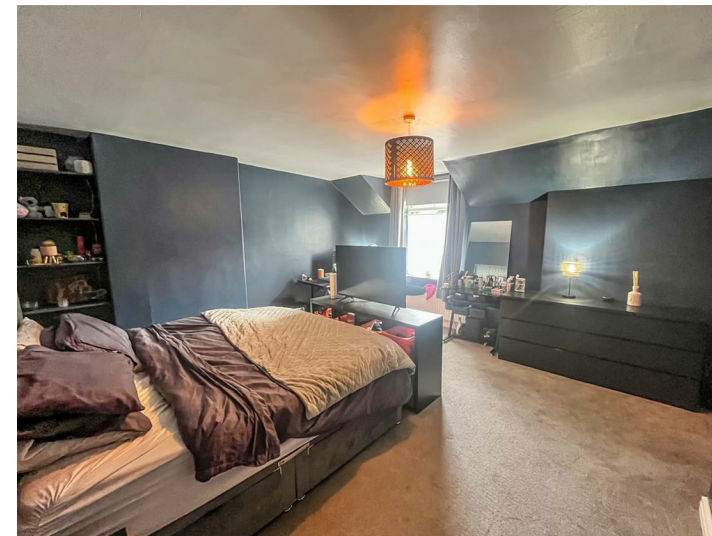
SECOND FLOOR LANDING

Radiator and loft access.



BEDROOM ONE

14'6 x 17'10 (4.42m x 5.44m)
uPVC double glazed window and a radiator.



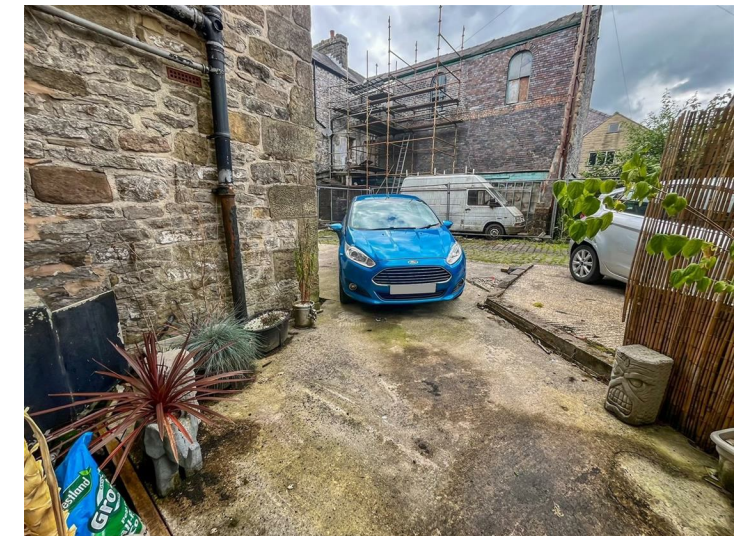
BEDROOM THREE

11'11 x 10'9 (3.63m x 3.28m)
uPVC double glazed window and a radiator.



EXTERIOR

To the rear of the property is a concrete yard.



NOTES

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

