



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.

Situated within a convenient location and offering well presented accommodation enjoying a delightful OPEN ASPECT TO THE REAR across adjoining farmland. Accommodation including; entrance hallway, living room, fitted dining kitchen with storage room, rear porch, downstairs WC, **THREE BEDROOMS** and fitted bathroom. Externally the property offers a good sized rear garden with decking area together with an enclosed front garden. **VIEWING IS HIGHLY RECOMMENDED.**

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ENTRANCE HALLWAY

With stairs to first floor, double glazed entrance door, meter cupboard and radiator.

LIVING ROOM

15'4 x 13'5 (4.67m x 4.09m)

With double glazed window, wooden flooring, feature fireplace with wooden surround incorporating a cast iron stove and tiled hearth and back and radiator.



FITTED DINING KITCHEN

13'3 x 10'10 (4.04m x 3.30m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splashbacks, fitted oven with four ring gas hob and extractor hood above, space for fridge freezer, space for washing machine, space for dishwasher, two double glazed windows overlooking rear garden, wood effect flooring, radiator, walk-in storage cupboard with wood effect flooring, hanging space and additional storage space. Space for table and chairs, doorway leading to:



REAR PORCH

With tiled flooring, radiator, cloaks hanging space, double glazed door to outside and door leading to:

DOWNSTAIRS WC

With low level W.C., part tiled walls, radiator and tiled flooring.

FIRST FLOOR LANDING

With access to roof void and all rooms

BEDROOM ONE

13'5 x 12'7 (4.09m x 3.84m)

With double glazed window, wood effect flooring and radiator.



BEDROOM TWO

10'10 x 10'2 (3.30m x 3.10m)

With double glazed window and radiator.



BEDROOM THREE

8'5 x 7'11 (2.57m x 2.41m)

With double glazed window and radiator.



BATHROOM

Panelled bath with shower fittings over, vanity wash hand basin with cupboards beneath, low level W.C., frosted double glazed window, heated towel rail, wooden effect flooring and airing cupboard housing wall mounted central heating boiler.



EXTERNALLY

To the front of the property there is a paved garden frontage whilst to the rear there is a good sized garden with decking area. The main garden is laid to lawn with borders and enclosed boundaries. There is also a timber shed and access via a gate to a communal off parking area to the rear.

