



**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 highly popular residential road within walking distance of both Buxton Train Station and the Town Centre we are delighted to offer this substantial four bedroom detached house for rent.

Offering well presented accommodation throughout and including : entrance hallway, WC, lounge, dining room/snug, fitted kitchen/diner with utility room, four good sized bedroom (two with en-suite) and a family bathroom. Driveway, attached garage and pleasant gardens to front and rear. EPC to be confirmed. Available immediately.