



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.

EARLY VIEWING IS A MUST. Situated within a highly popular location and offering **EXTENDED ACCOMMODATION** this detached family home is likely to create a good level of early interest. Comprising; porch, hallway, living room, dining area, **CONSERVATORY**, fitted kitchen, utility room, **THREE DOUBLE BEDROOMS** and fitted bathroom. **ATTACHED GARAGE**, driveway parking, garden frontage and a **GOOD SIZED REAR GARDEN**.

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

EARLY VIEWING IS A MUST. Situated within a highly popular location and offering EXTENDED ACCOMMODATION this detached family home is likely to create a good level of early interest. Comprising; porch, hallway, living room, dining area, CONSERVATORY, fitted kitchen, utility room, THREE DOUBLE BEDROOMS and fitted bathroom. ATTACHED GARAGE, driveway parking, garden frontage and a GOOD SIZED REAR GARDEN.

ENTRANCE PORCH

Double glazed entrance door, frosted double glazed windows, door to;

HALLWAY

10'10 x 9'7 maximum (3.30m x 2.92m maximum)

Stairs to first floor, ceiling coving, glazed double doors leading to living room and door to kitchen.



DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, internal window.

LIVING ROOM

13'2 x 11'7 (4.01m x 3.53m)

Double glazed window, fireplace with wooden surround, marble effect hearth and back with electric fire, ceiling coving, opening onto;



DINING ROOM

12'8 x 9'7 (3.86m x 2.92m)

Double glazed French door leading to conservatory, door to kitchen, radiator, ceiling coving.



CONSERVATORY

11'3 x 10'5 (3.43m x 3.18m)

Double glazed windows to three sides, double glazed French doors leading to the garden, radiator.



FITTED KITCHEN

9'11 x 9'10 (3.02m x 3.00m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted double oven with four ring electric hob and extractor above, cupboard housing central heating boiler, space for fridge/freezer, fitted dishwasher, radiator, double glazed window, door leading to;



REAR PORCH

Double glazed door leading to garden, door to;

UTILITY ROOM

5'6 x 4'7 (1.68m x 1.40m)

Frosted double glazed window, space for washing machine and tumble dryer.

ATTACHED GARAGE

16'9 x 8'11 (5.11m x 2.72m)

Frosted window, up and over door, meters, electric power and lighting.

FIRST FLOOR LANDING

Access to roof void, double glazed window, airing cupboard with storage space.

BEDROOM ONE

13'3 x 10'11 maximum (4.04m x 3.33m maximum)

Double glazed window, radiator, ceiling coving.



BEDROOM TWO

12'7 x 9'9 (3.84m x 2.97m)

Double glazed window, radiator, ceiling coving.



BEDROOM THREE

10'1 x 9'10 (3.07m x 3.00m)

Double glazed window, radiator, built in storage recess.



BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, part tiled walls, frosted double glazed window, radiator.



EXTERNALLY

The property offers driveway parking leading to the attached garage, there is garden frontage with gated access to the rear.

The rear garden is of a good size with patio area leading via steps to the main garden, laid to lawn with borders and enclosed boundaries.