

Ground Floor



First Floor



**NO ONWARD CHAIN.** This property has recently undergone a complete refurbishment program including the installation of a kitchen, carpets and a central heating boiler and is now in 'ready to move into' condition. Benefitting from **OFF ROAD PARKING** together with **A LARGE REAR GARDEN**. Comprising; hallway, lounge, dining room, re-fitted kitchen, **FOUR BEDROOMS** and fitted bathroom. **VIEWING RECOMMENDED.**

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.

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#### VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Double glazed entrance door, frosted double glazed window, cloaks hanging space, radiator, meter cupboard, built in storage cupboard and stairs to first floor.

##### LOUNGE

14'1 x 11'1 (4.29m x 3.38m)

Double glazed window, fireplace with electric fire and marble effect hearth and back, radiator.

##### DINING ROOM

10'3 x 8'8 (3.12m x 2.64m)

Double glazed window, radiator.

##### FITTED KITCHEN

9'8 x 8'7 (2.95m x 2.62m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, space for cooker with extractor above, space for fridge and washing machine, double glazed window, cupboard with wall mounted central heating boiler, frosted double glazed door to outside.

#### FIRST FLOOR

##### LANDING

Access to first floor rooms.

##### BEDROOM ONE

11'2 x 10'4 (3.40m x 3.15m)

Double glazed window, built in storage cupboard.

##### BEDROOM TWO

13'2 x 8'11 narrowing to 7'4" (4.01m x 2.72m narrowing to 2.24m")

Double glazed window, radiator.

##### BEDROOM THREE

14'3 x 8'1 narrowing to 5'3" (4.34m x 2.46m narrowing to 1.60m")

Double glazed window, fitted storage cupboard, radiator.

##### BEDROOM FOUR

8'7 x 7'5 (2.62m x 2.26m)

Double glazed window, radiator.

#### BATHROOM

Panelled bath with shower fittings over, low level WC, wash hand basin, part tiled walls, two frosted double glazed windows.

#### EXTERNALLY

To the front of the property there is a double driveway area providing off road parking whilst to the side is a lockable storage area.

To the rear of the house there is a good sized garden with decking area, patio area, greenhouse, timber shed and a laid to lawn garden with borders and enclosed boundaries.



#### PLEASE NOTE

We understand from our client that the property will be sold re-carpeted throughout plus a floor covering in the kitchen.

#### SERVICES

Mains services are connected to the property.

#### NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.