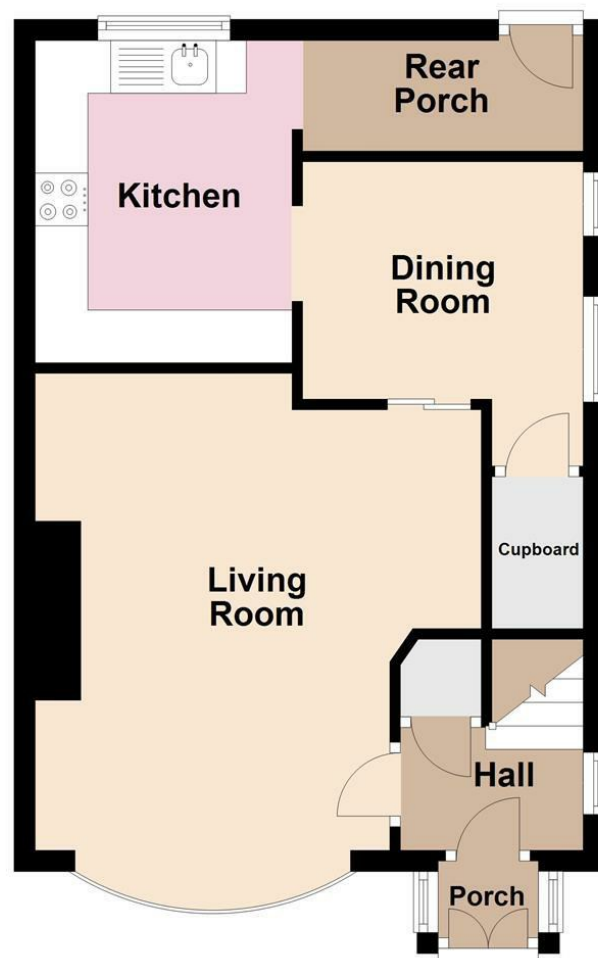
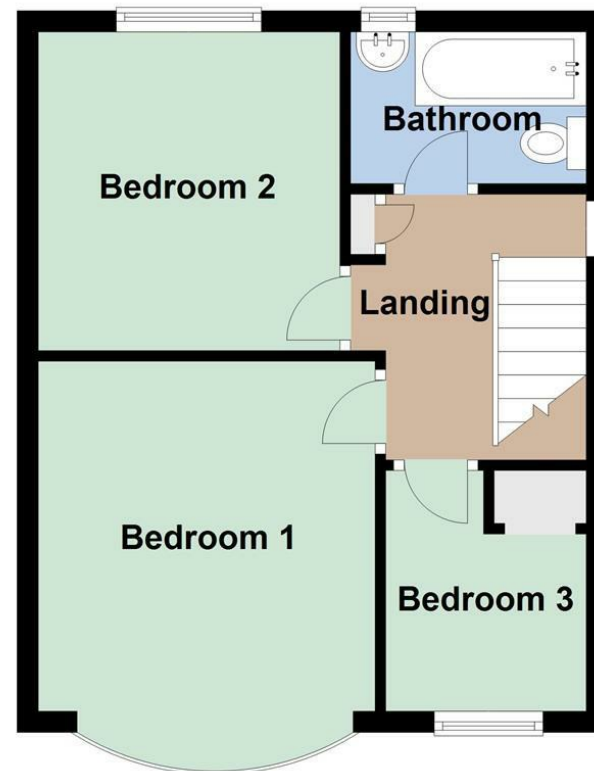


Ground Floor



First Floor



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.

Located in a popular residential area, this THREE BEDROOM SEMI DETACHED home occupies a good sized corner plot and comprises a porch, entrance hall, two reception rooms, kitchen, rear porch, three bedrooms, and a bathroom. Externally, there is a driveway providing OFF ROAD PARKING, and a well maintained enclosed garden to the rear.

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PORCH

uPVC double glazed double doors and windows.

HALLWAY

uPVC double glazed window, built-in cupboard, radiator, and stairs to the first floor.

LIVING ROOM

14'10 x 11 (4.52m x 3.35m)

uPVC double glazed bay window, gas fire, and a radiator.



REAR PORCH

uPVC door, part tiled walls, and tiled flooring.

LANDING

uPVC double glazed window, built-in cupboard, and loft access.

BEDROOM ONE

10'11 x 10'6 (3.33m x 3.20m)

uPVC double glazed bay window, radiator, and fitted wardrobes.



BEDROOM TWO

9'6 x 9'11 (2.90m x 3.02m)

uPVC double glazed window, radiator, and fitted wardrobes.



BEDROOM THREE

7'6 x 6'2 (max) (2.29m x 1.88m (max))

uPVC double glazed bay window, radiator, and a built-in cupboard.

BATHROOM

4'9 x 7 (1.45m x 2.13m)

uPVC double glazed window, bath with a wall-mounted shower fitment over, WC with a push flush, pedestal wash basin, radiator, tiled walls, and wooden flooring.



EXTERIOR

The property offers off road parking to the front, while to the side and rear is a low maintenance enclosed garden.



NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC



DINING ROOM

7'4 x 8'7 (2.24m x 2.62m)

Two uPVC double glazed windows, radiator, and an under-stairs storage cupboard.



KITCHEN

10 x 8 (3.05m x 2.44m)

uPVC double glazed windows, fitted wall and base units, four-ring gas hob and integral oven, 1.5 bowl sink with a mixer tap over, integral appliances including a fridge freezer and washing machine. Ladder-style radiator, tiled flooring.