

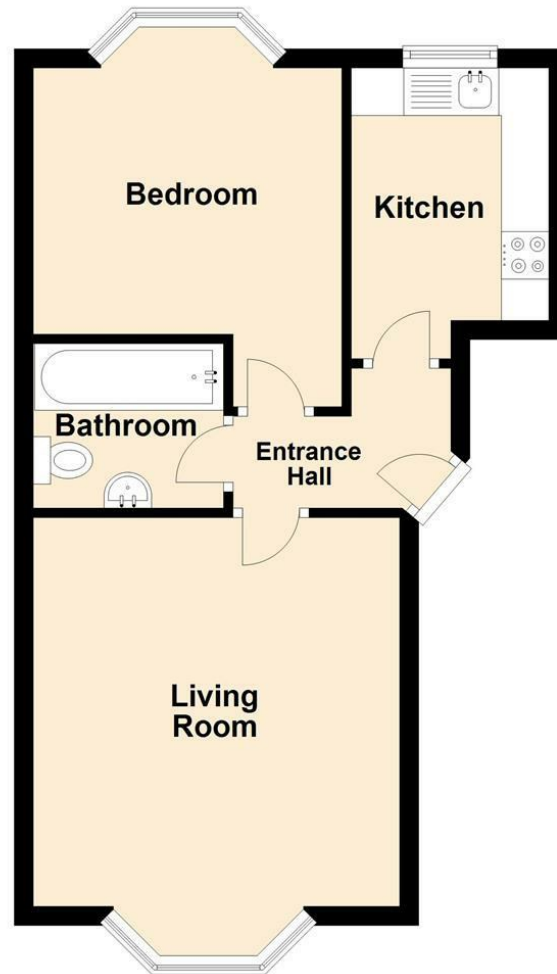


Wright Marshall
Estate Agents

FLAT 1, 44 FAIRFIELD ROAD, BUXTON SK17
7DW

£625

Ground 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.



This GROUND FLOOR FLAT is conveniently located close to the centre of Buxton, offering easy access to all local shops and transport links. The flat comprises an entrance hallway with an intercom, a spacious living room, fitted kitchen, a good-sized bedroom, and a bathroom. The property is being sold with NO ONWARD CHAIN.

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HALLWAY

Intercom

LIVING ROOM

13'4 x 12'8 (4.06m x 3.86m)
UPVC double-glazed window and an electric radiator.

KITCHEN

8'9 x 6'5 (2.67m x 1.96m)
UPVC double-glazed window, fitted units at base and eye level, space for a cooker, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.

BEDROOM

11'8 x 10'8 (maximum) (3.56m x 3.25m (maximum))
UPVC double-glazed bay window and an electric radiator.

BATHROOM

5'8 x 6'7 (1.73m x 2.01m)
Bath with chrome taps, WC, pedestal wash basin with chrome taps, and partially tiled walls.

NOTE

This property is believed to be Leasehold subject to the verification of a prospective purchaser's solicitor.