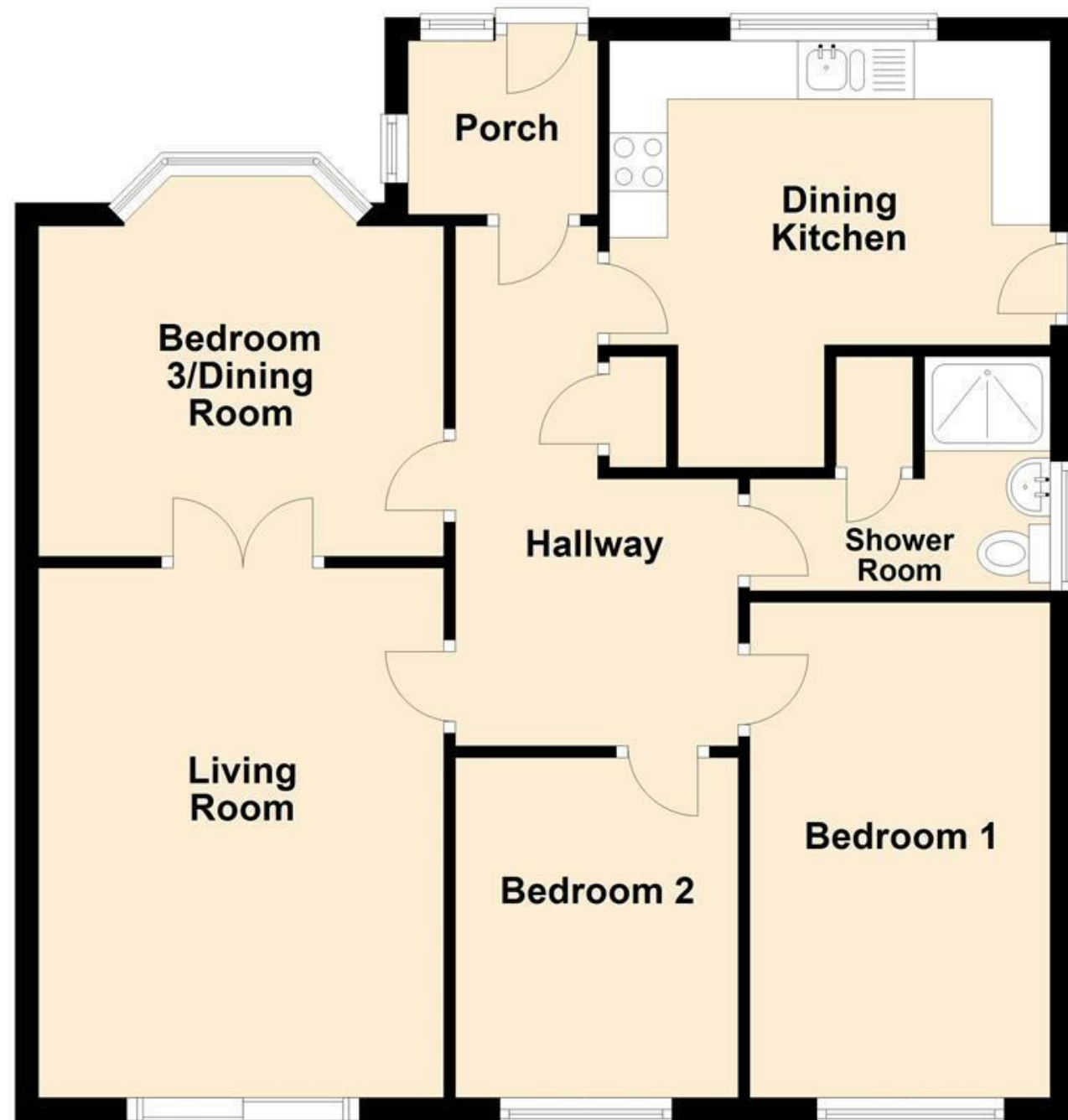


Ground Floor



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.



EARLY VIEWING ESSENTIAL. A well presented DETACHED BUNGALOW situated within a CUL-DE-SAC location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; porch, hallway, living room, fitted dining kitchen, THREE BEDROOMS (one currently used as a dining room) and fitted shower room. Externally there is a GARAGE together with driveway parking, a side garden and an enclosed rear garden.

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VIEWING ESSENTIAL. A well presented DETACHED BUNGALOW situated within a CUL-DE-SAC location and comprises: porch, hallway, living room, fitted dining kitchen, THREE BEDROOMS (one currently used as a dining room) and fitted shower room. Externally there is a GARAGE together with DRIVEWAY parking, a side garden and an ENCLOSED REAR GARDEN. NO ONWARD CHAIN.

ENTRANCE PORCH

Double glazed entrance door, tiled flooring, double glazed window.

HALLWAY

Glazed internal door, radiator, ceiling coving, access to roof void, cloaks cupboard with hanging space.

LIVING ROOM

14'11 x 11'4 (4.55m x 3.45m)
Fireplace with wooden surround and electric fire, ceiling coving, radiator, double glazed sliding patio doors to outside, glazed double doors leading to dining room/bedroom three.



DINING KITCHEN

11'4 x 8'6 plus recess (3.45m x 2.59m plus recess)
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer taps, space for electric cooker with extractor above, space for washing machine and dishwasher, space for fridge/freezer, double glazed window, radiator, frosted double glazed door, cupboard housing wall mounted central heating boiler.



BEDROOM ONE

14'11 x 7'8 (4.55m x 2.34m)
Fitted wardrobes with double bed recess, ceiling coving, radiator, double glazed window.



BEDROOM TWO

11'1 x 7'9 (3.38m x 2.36m)
Fitted wardrobes, radiator, ceiling coving, double glazed window.



BEDROOM THREE

12'4 x 9'11 into bay (3.76m x 3.02m into bay)
(currently used as a dining room) Double glazed bay window, radiator, ceiling coving.



SHOWER ROOM

Walk in shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, airing cupboard with hot water cylinder, heated towel rail, frosted double glazed window.



EXTERNALLY

The property offers driveway parking leading to the garage together with hardstanding at the front of the bungalow. To the side of the property there is a garden area with raised patio and gravelled borders leading to the rear garden. The rear garden offers further patio and seating areas together with a garden, laid to lawn with borders and enclosed boundaries.



SIDE GARDEN



GARAGE

Up and over door.