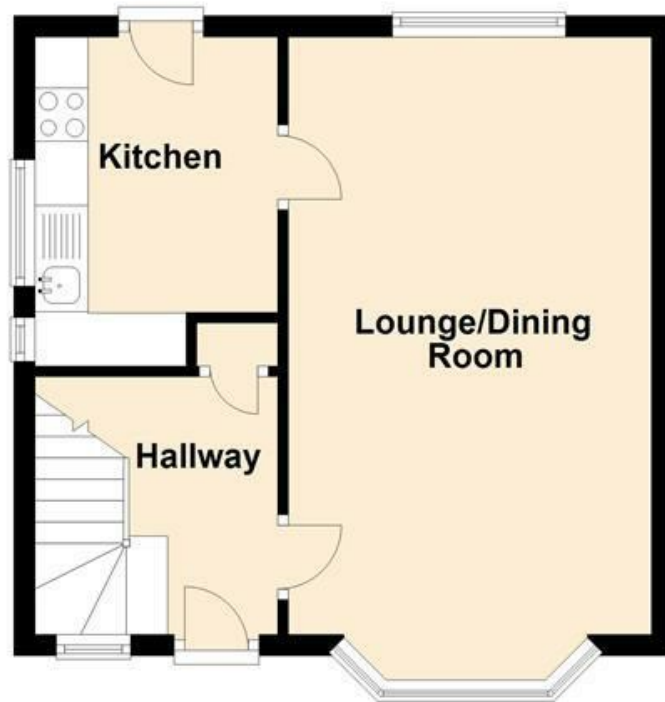
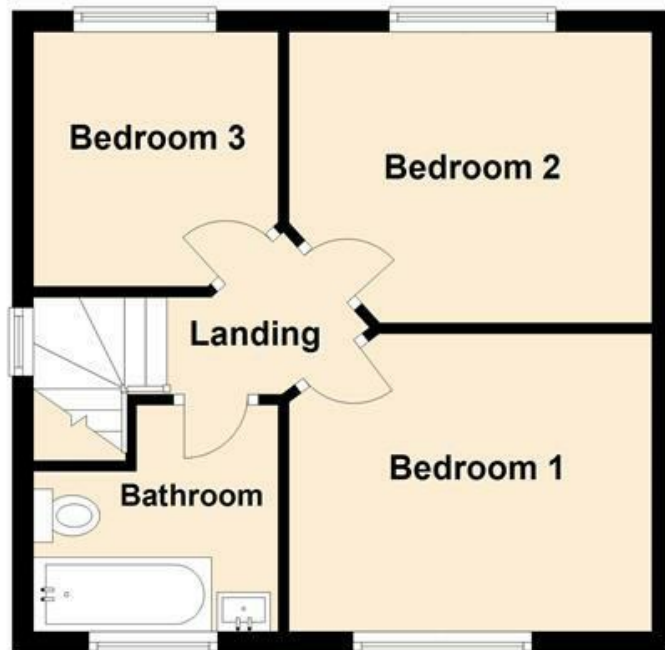


Ground Floor



First Floor



EARLY VIEWING IS HIGHLY RECOMMENDED. A semi detached property situated within a popular location benefitting from OFF ROAD PARKING together with an enclosed rear garden. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; hallway, lounge/dining room, kitchen, THREE BEDROOMS and fitted bathroom.

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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.

VIEWING IS HIGHLY RECOMMENDED. A semi detached property situated within a popular location benefitting from OFF ROAD PARKING together with an enclosed rear garden. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; hallway, lounge/dining room, kitchen, THREE BEDROOMS and fitted bathroom.

ENTRANCE HALLWAY

Double glazed entrance door, double glazed window, radiator, stairs to first floor, built in storage cupboard, wood effect flooring.



LOUNGE/DINING ROOM

19'7 x 11'3 (5.97m x 3.43m)
Double glazed bay window, two radiators, wood effect flooring, gas fire with wooden surround, wood effect flooring, ceiling coving.



KITCHEN

9'8 x 7'7 (2.95m x 2.31m)
Fitted with base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, fitted oven with four ring gas hob, space for fridge/freezer, space for slimline dishwasher, space for washing machine, radiator, two double double glazed windows, wall mounted central heating boiler, frosted double glazed door to outside.



FIRST FLOOR LANDING

Double glazed window, access to roof void and to all first floor rooms.

BEDROOM ONE

11'3 x 10'10 (3.43m x 3.30m)
Double glazed window, radiator.



BEDROOM TWO

11'3 x 6'9 (3.43m x 2.06m)
Double glazed window, radiator, picture rail.



BEDROOM THREE

7'10 x 7'9 (2.39m x 2.36m)
Double glazed window, radiator, picture rail.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, frosted double glazed window, part tiled walls, airing cupboard with storage space.



EXTERNALLY

To the front of the property there is a driveway providing off road parking. The rear of the house offers an enclosed garden with raised borders and timber shed.

NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.
Council Tax Band: C
EPC Rating: B