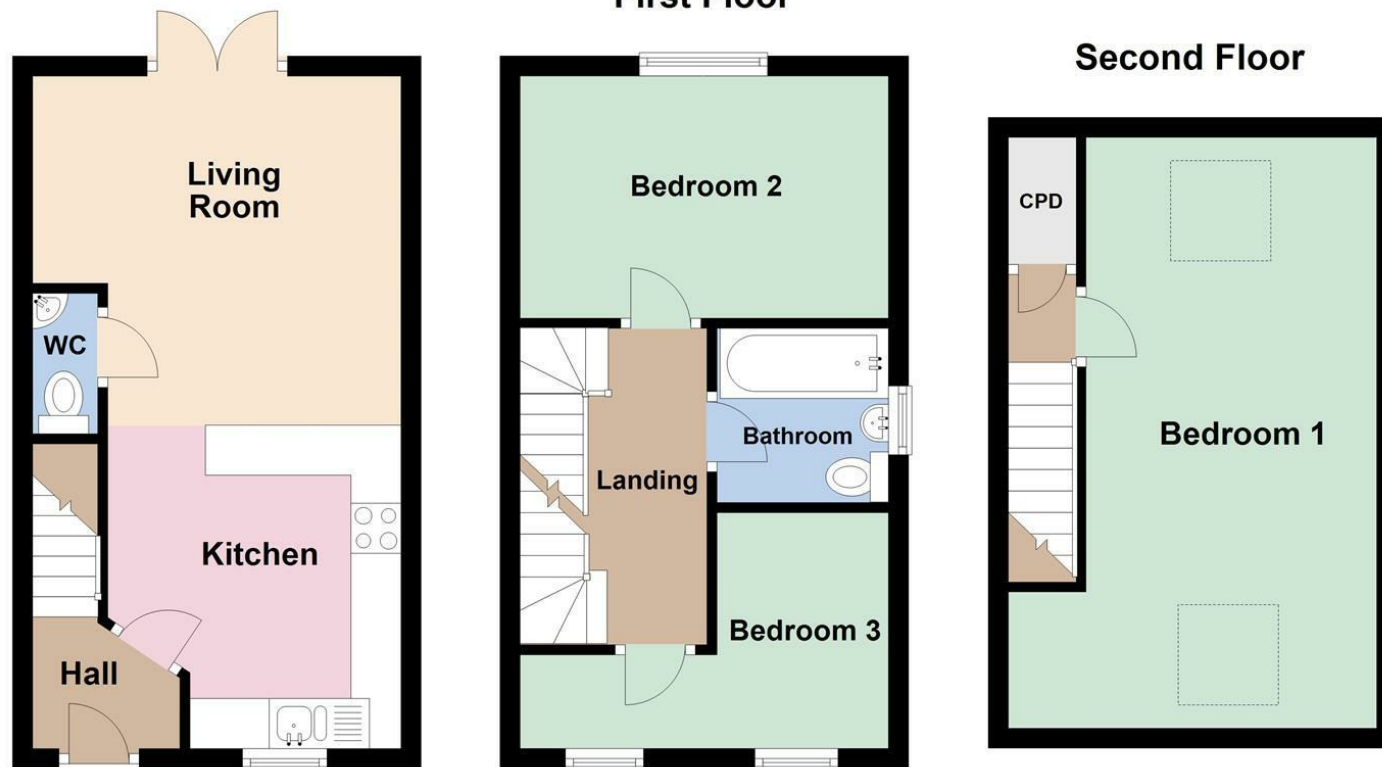


Ground Floor

First Floor

Second Floor



Located within a modern development, this contemporary mid-mews property boasts ample living space set over **THREE FLOORS**. Featuring an entrance hall, an open plan kitchen, opening to the living room, ground floor WC, **THREE WELL PROPORTIONED BEDROOMS**, and a family bathroom. Externally there is ample off road parking as well as an enclosed garden to the rear.

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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.

Located within a modern development, this contemporary mid-mews property boasts ample living space set over THREE FLOORS. Featuring an entrance hall, an open plan kitchen, opening to the living room, ground floor WC, THREE WELL PROPORTIONED BEDROOMS, and a family bathroom. Externally there is ample off road parking as well as an enclosed garden to the rear.

### HALLWAY

Composite door, radiator, wood-effect flooring, and stairs to the first floor.

### KITCHEN AREA

11'3" x 8'11" (3.43m x 2.72m )  
uPVC double glazed windows, fitted wall and base units, four-ring gas hob, integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, wood-effect flooring, and open to the living room.



### LIVING ROOM

12'0" x 10'7" (3.66m x 3.23m )  
Living Room  
uPVC double glazed double doors, radiator, and wood-effect flooring.



### GROUND FLOOR WC

WC with a push flush, pedestal wash basin with a mixer tap over, radiator, and wood-effect flooring.

### FIRST FLOOR LANDING

Radiator and stairs to the second floor.

### BEDROOM TWO

12'2" x 7'8" (3.71m x 2.34m)  
uPVC double glazed window and a radiator.



### BEDROOM THREE

12'2" narrowing to 5'6" x 7'8" (3.71m narrowing to 1.68m x 2.34m)  
uPVC double glazed window and a radiator.



### BATHROOM

Panelled bath with a wall-mounted shower fitment over, WC with a push flush, pedestal wash basin with a mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



### SECOND FLOOR LANDING

Built in cupboard.

### BEDROOM ONE

19'3" x 8'11" (5.87m x 2.72m)  
Two double glazed Velux windows, fitted wardrobes, and a radiator.



### EXTERIOR

The property provides ample off road parking to the front and an enclosed garden to the rear featuring a patio & lawn



### NOTES

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: B

