



Set over THREE FLOORS, this extended FOUR-BEDROOM mid-terrace home has been tastefully modernised throughout and offers ample OFF-ROAD PARKING. Located within a popular residential area, the home comprises a living room, kitchen, dining room, conservatory, pantry, and cellar. On the upper floors are four generously sized bedrooms, a shower room, and a separate bathroom. Externally, there is a raised forecourt to the front, while the rear offers off-road parking with gated access and a lawned garden.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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.

Set over THREE FLOORS, this extended FOUR-BEDROOM mid-terrace home has been tastefully modernised throughout and offers ample OFF-ROAD PARKING. Located within a popular residential area, the home comprises a living room, kitchen, dining room, conservatory, pantry, and cellar. On the upper floors are four generously sized bedrooms, a shower room, and a separate bathroom. Externally, there is a raised forecourt to the front, while the rear offers off-road parking with gated access and a lawned garden.

LIVING ROOM

11'07 x 15'05 (3.53m x 4.70m)

Composite door, double-glazed bay window, radiator, log burner, and wood-effect flooring.



KITCHEN

12'08 x 12'05 (3.86m x 3.78m)

Double-glazed window, fitted kitchen units at base and eye level, sink and drainer with a mixer tap, space for a range cooker, plumbing for a dishwasher, radiator, wood-effect flooring, access to the cellar, and open to the dining room.



DINING ROOM

9'03 x 8'03 (2.82m x 2.51m)

Radiator, wood-effect flooring, and open to the conservatory.



CONSERVATORY

8'05 x 9'07 (2.57m x 2.92m)

Double doors, radiator, and wood-effect flooring.



PANTRY

Double-glazed window, plumbing for a washing machine, plumbing for a WC, and tiled flooring.

FIRST FLOOR LANDING

Radiator and stairs to the second floor.

BEDROOM ONE

11'10'15'04 (3.61m'4.67m)

Currently used as a sitting room, with a Double-glazed window and a radiator.



BEDROOM THREE

8'11 x 9'06 (2.72m x 2.90m)

Double-glazed window and a radiator.



BATHROOM

9'06 x 8'02 (2.90m x 2.49m)

Double-glazed window, Velux window, bath with a mixer tap, WC with a push flush, pedestal washbasin with a mixer tap, radiator, built-in cupboard, and tiled flooring.



SHOWER ROOM

3'08 x 9'04 (1.12m x 2.84m)

Walk-in shower cubicle with a shower fitment over, WC with a push flush, pedestal washbasin with a mixer tap, ladder-style radiator, and tiled flooring.



SECOND FLOOR LANDING

Velux window and built-in storage.

BEDROOM TWO

11'09 x 15'04 (maximum) (3.58m x 4.67m (maximum))

Velux window and two radiators.



BEDROOM FOUR

11'07 x 10'04 (maximum) (3.53m x 3.15m (maximum))

Velux window and two radiators.

CELLAR

11'01 x 15'05 (3.38m x 4.70m)

Light and power.

EXTERIOR

To the front is a raised forecourt, while to the rear is a lawned garden with a wooden gazebo and gated off-road parking with an EV charging point. The property also features 4 solar panels which are currently unconnected



NOTES

Tenure: Leasehold
Lease length: 999 years from 1901
Council Tax Band - B
EPC Rating - D