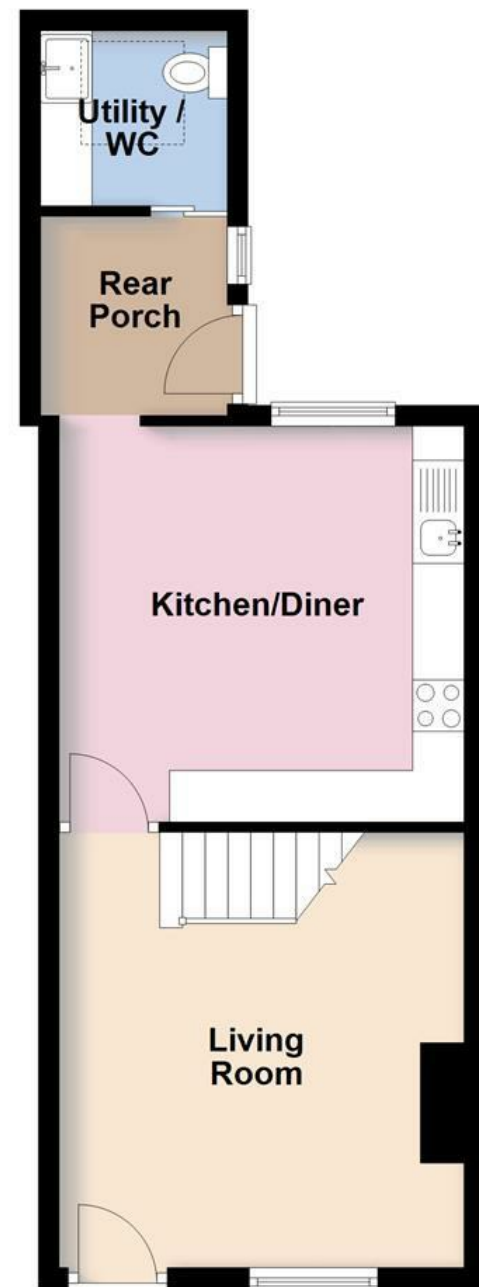
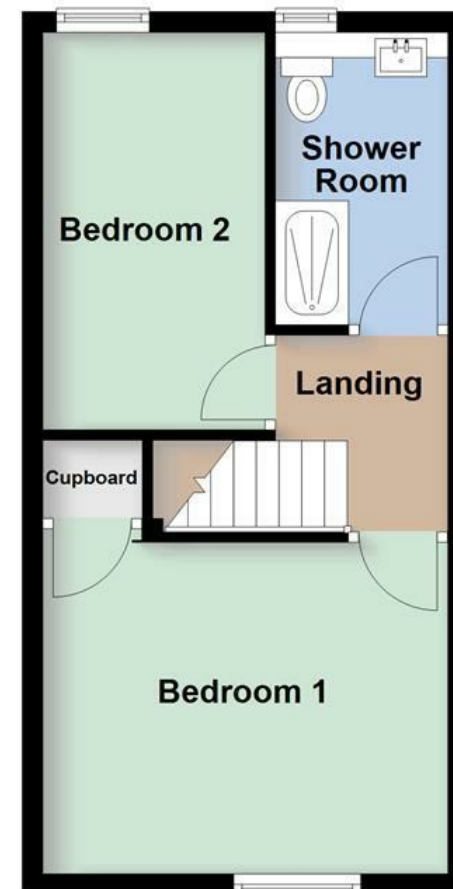


## Ground Floor



## First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

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.



NO ONWARD CHAIN. A REFURBISHED AND EXTENDED two-bedroom terrace, finished to a high standard and located on a sought-after road in Burbage. The accommodation includes a living room with ornamental fireplace, a contemporary dining kitchen with integrated appliances, rear porch, and ground floor WC/utility room. Upstairs are two double bedrooms and a modern bathroom with walk-in shower and underfloor heating. Externally, the property boasts low-maintenance patios to both the front and rear.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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LIVING ROOM

13'10 x 12'11 (4.22m x 3.94m)  
Composite door, uPVC double glazed window, ornamental fireplace, period-style radiator, and stairs to the first floor.



KITCHEN DINER

12'7 x 12'5 (3.84m x 3.78m)  
uPVC double glazed window, contemporary fitted base units, four-ring induction hob, integrated oven and microwave, integrated dishwasher, recessed shelving with downlighters, column radiator, and wood-effect flooring.



REAR PORCH

6'4 x 5'11 (1.93m x 1.80m)  
uPVC door and double glazed window, loft access, and wood-effect flooring.

UTILITY / WC

5'7 x 6 (1.70m x 1.83m)  
uPVC double glazed Velux window, fitted base and full-height units with wood-effect worktop over, stainless steel sink with mixer tap, plumbing for a washing machine, WC with push flush, ladder-style radiator, and wood-effect flooring.



FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

10'5 x 13'3 (3.18m x 4.04m)  
uPVC double glazed window, radiator, and built-in wardrobe.



BEDROOM TWO

12'6 x 7'1 (3.81m x 2.16m)  
uPVC double glazed window and a radiator.



BATHROOM

9'4 x 5'9 (2.84m x 1.75m)  
uPVC double glazed window, walk-in shower cubicle with wall-mounted rainforest shower over, wash basin with mixer tap, WC with push flush, ladder-style radiator, and tiled flooring with underfloor heating.



EXTERIOR

The property offers an low maintenance patio to both the front and rear.



NOTES

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