

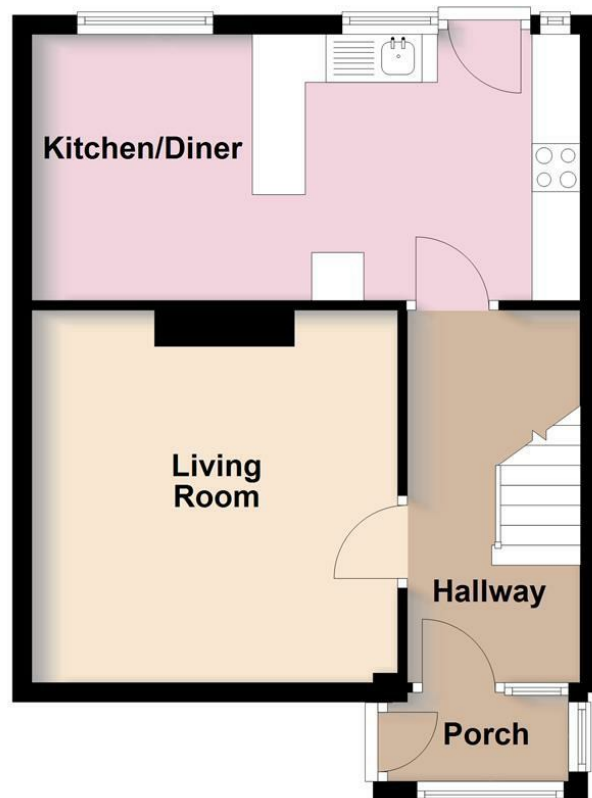


Wright Marshall  
Estate Agents

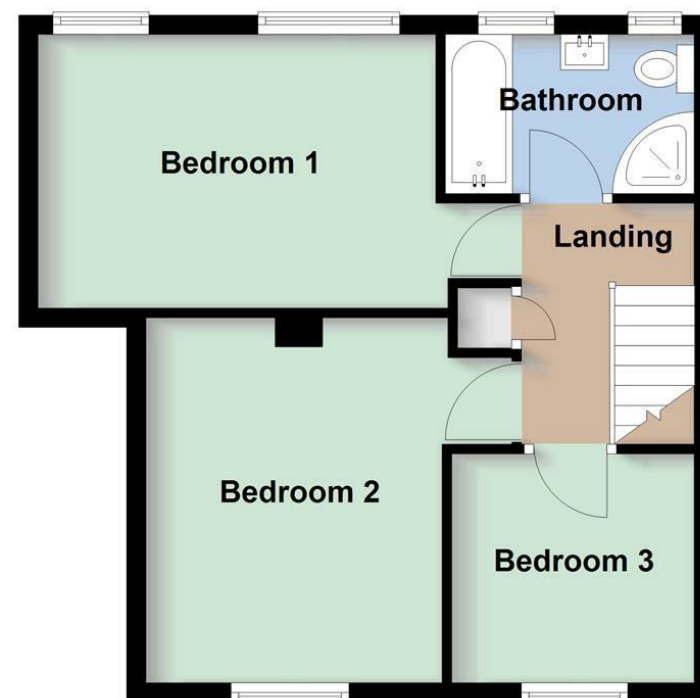
4 BOARSTONES LANE, BUXTON SK17 7LX

£875

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.



This well-presented THREE-BEDROOM MID-TERRACE home is located on a popular residential road and is offered with NO ONWARD CHAIN. The accommodation includes a porch, entrance hall, spacious living room, and a modern open-plan kitchen diner with fitted units. Upstairs, there are three well-proportioned bedrooms, including two doubles, and a contemporary family bathroom with both bath and shower. Externally, the property offers OFF-ROAD PARKING, a GOOD-SIZED REAR GARDEN, a brick outbuilding, and gated access to the front. The house was extensively modernised five years ago, including a full rewire, new central heating system, new kitchen, bathroom, flooring, and carpets. Ideal for first-time buyers.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://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.



This well-presented THREE-BEDROOM MID-TERRACE home is located on a popular residential road. The accommodation includes a porch, entrance hall, spacious living room, and a modern open-plan kitchen diner with fitted units. Upstairs, there are three well-proportioned bedrooms, including two doubles, and a contemporary family bathroom with both bath and shower. Externally, the property offers OFF-ROAD PARKING, a GOOD-SIZED REAR GARDEN, a brick outbuilding, and gated access to the front. The house was extensively modernised five years ago, including a full rewire, new central heating system, new kitchen, bathroom, flooring, and carpets. EPC Band C. Available immediately

**PORCH**

Composite door and two double glazed windows.

**HALLWAY**

uPVC door, radiator, under-stairs cupboard, wood-effect flooring, and stairs to the first floor.



**LIVING ROOM**

12'9 x 12'6 (3.89m x 3.81m)  
uPVC double glazed windows, radiator, and wood-effect flooring.



**KITCHEN DINER**

9'1 x 18'9 (2.77m x 5.72m)  
uPVC door and three double glazed windows, fitted base and

wall units, four-ring electric hob, integrated oven, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine, radiator, and wood-effect flooring.



**LANDING**

Built-in cupboard and loft access.

**BEDROOM ONE**

14'1 x 9'7 (4.29m x 2.92m)  
Two uPVC double glazed windows and a radiator.



**BEDROOM TWO**

12'7 x 10'2 (3.84m x 3.10m )  
uPVC double glazed window and a radiator.



**BEDROOM THREE**

7'10 x 8'3 (2.39m x 2.51m)  
uPVC double glazed window and a radiator.



**BATHROOM**

5'5 x 8'6 (1.65m x 2.59m)  
Two uPVC double glazed windows, bath with mixer tap over, enclosed corner shower cubicle with wall-mounted shower fitting over, WC with push flush, pedestal wash basin with mixer tap over, ladder-style radiator, part-tiled walls, and tile-effect flooring.



**EXTERIOR**

To the front is off-road parking for two vehicles, while to the rear is an enclosed low-maintenance garden with a brick outbuilding and a gated ginnel leading to the front.

