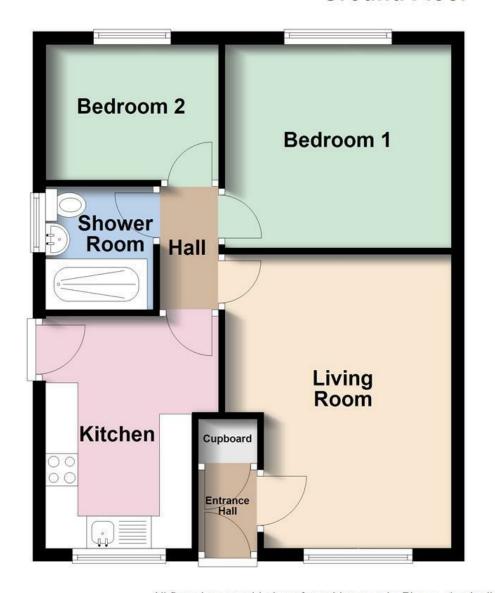
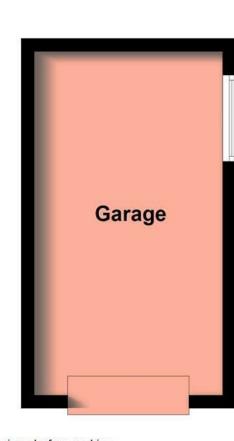
# **Ground Floor**





All floorplans provided 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.







# 16 HORSESHOE AVENUE, DOVE HOLES, BUXTON SK17 8DP

£210,000



NO ONWARD CHAIN – This two bedroom semi detached bungalow is located in a quiet residential area. The accommodation includes an entrance hall, living room, fitted kitchen, two bedrooms, and a modern shower room. Outside, there is a driveway providing off-road parking, a paved front garden, an enclosed rear garden, and a detached garage with light and power. The property also benefits from convenient access to both train and bus public transport links.

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

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

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#### **ENTRANCE HALL**

uPVC entrance door and a built-in cupboard.

#### LIVING ROOM

14'11 x 11'6 (max) (4.55m x 3.51m (max)) uPVC double-glazed window, gas fire, and radiator.

#### **KITCHEN**

11'9 x 8'10 (max) (3.58m x 2.69m (max))

uPVC door and double-glazed window, Fitted wall and base units with wood-effect work surface over, four-ring electric hob, integral oven and grill, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, and radiator.

#### **INNER HALLWAY**

#### **BEDROOM ONE**

10'4 x 11'6 (3.15m x 3.51m) uPVC double-glazed window, radiator, and fitted wardrobes.

#### **BEDROOM TWO / DINING ROOM**

6'10 x 8'10 (2.08m x 2.69m)

uPVC double-glazed window and radiator.

#### **SHOWER ROOM**

6'3 x 5'6 (1.91m x 1.68m)

uPVC double-glazed window, walk-in shower cubicle with wall-mounted shower fitting, WC with push flush, wash basin with mixer tap, and radiator.

## **EXTERIOR**

The property offers a paved garden to the front along with a tarmac driveway providing parking for two vehicles as well as access to the garage. To the rear is an enclosed paved garden and shed with power.

### **GARAGE**

17'4 x 9'8 (5.28m x 2.95m)

Electric roller door, uPVC double-glazed window, and light and power.

#### **NOTES**

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











