



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.



This THREE-BEDROOM semi-detached home offers well-presented living spaces in a popular location. The ground floor features a porch, a spacious living room, and an open plan dining kitchen with double doors to the garden, contemporary fitted units, and integrated appliances. Upstairs, there are three bedrooms and a modern family bathroom. Outside, the property benefits from a paved driveway providing OFF ROAD PARKING for two to three vehicles, while the enclosed rear garden offers a low maintenance space with a patio, artificial lawn, and raised decking.

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

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

This THREE-BEDROOM semi-detached home offers WELL PRESENTED living spaces in a popular location. The ground floor features a porch, a spacious living room, and an open plan dining kitchen with double doors to the garden, contemporary fitted units, and integrated appliances. Upstairs, there are three bedrooms and a modern family bathroom. Outside, the property benefits from a paved driveway providing OFF ROAD PARKING for two to three vehicles, while the enclosed rear garden offers a low maintenance space with a patio, artificial lawn, and raised decking.

PORCH

uPVC door, radiator, and wooden flooring.

LIVING ROOM

16'2 x 13'4 (4.93m x 4.06m)
uPVC double glazed window, wooden flooring, radiator, and stairs to the first floor.



DINING AREA

10'8 x 9'10 (3.25m x 3.00m)
uPVC double glazed full height window, vertical radiator, wooden flooring, built in under stairs cupboard and open to the kitchen.



KITCHEN

16'5 x 7'8 (5.00m x 2.34m)
uPVC double glazed double doors and window, contemporary fitted base and wall units with a wooden worktop over, five ring gas hob, 1.5 bowl sink and drainer with a mixer tap over, integral oven, integrated wine cooler, slimline dishwasher and washing machine. Space for a fridge freezer and wooden flooring.



FIRST FLOOR LANDING

Built in cupboard, radiator and access to the boarded loft space which offers light and power.



BEDROOM ONE

10'4 x 13'7 (3.15m x 4.14m)
uPVC double glazed window and radiator.



BEDROOM TWO

13'5 x 7'8 (4.09m x 2.34m)
uPVC double glazed window and radiator.



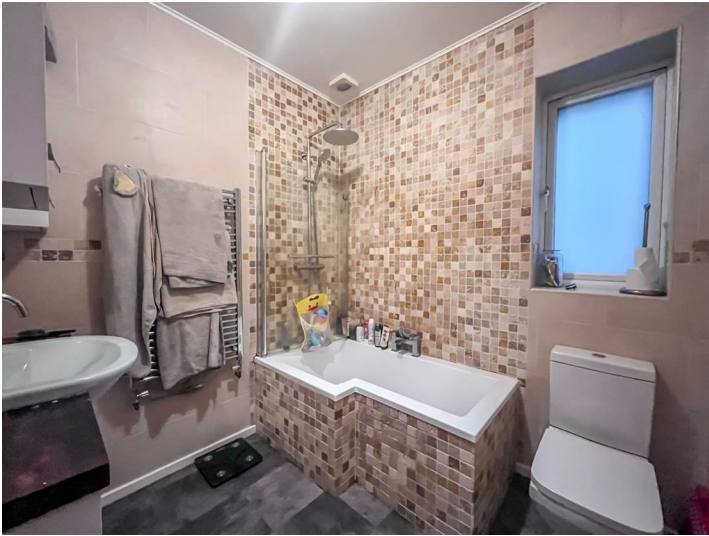
BEDROOM THREE

10'11 x 7'1 (3.33m x 2.16m)
uPVC double glazed window and radiator.



BATHROOM

7'1 x 7 (2.16m x 2.13m)
uPVC double glazed window, P shaped bath with a wall mounted shower fitment, washbasin with a mixer tap over, ladder style radiator, tiled walls and tile effect flooring.



EXTERIOR

To the front of the property is a paved driveway with parking for two to three vehicles, while to the rear is a low maintenance enclosed garden with a patio, artificial grass lawn and raised decking, along with a timber shed that offers light and power.



NOTES

Tenure: Leasehold - 999 years from 2008
Council Tax Band: B
EPC Rating: C