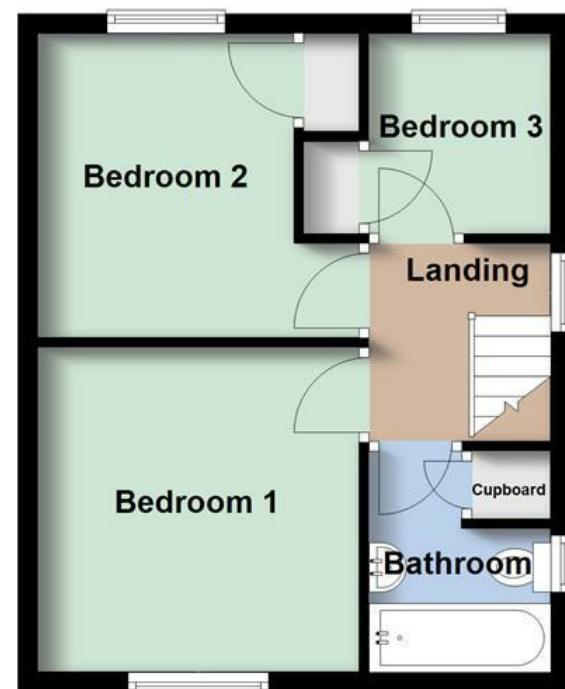




## Ground Floor



## First 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.

**NO UPWARD CHAIN** Situated in a quiet cul de sac in a popular residential area and occupying a spacious corner plot, this well presented THREE BEDROOM SEMI DETACHED home comprises a hallway, spacious open plan living and dining area, rear porch, contemporary fitted kitchen, and a conservatory, two double bedrooms, a further single bedroom, and a family bathroom. Externally, the

property benefits from OFF ROAD PARKING, an EV CHARGING POINT, and a spacious ENCLOSURE GARDEN with a patio and lawn, plus space for two sheds and a greenhouse.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

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## PORCH

uPVC door and double glazed window, built in cupboard, radiator, and stairs to the first floor.

## LIVING ROOM AND DINING AREA

21'7 x 14'1 (max) (6.58m x 4.29m (max))

uPVC double glazed window, radiator, and an electric fire.

## KITCHEN

8'9 x 8'5 (2.67m x 2.57m)

uPVC door and double glazed window, fitted wall and base units, space for an oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, built in cupboard, radiator, and tile effect flooring.

## CONSERVATORY

10'7 x 6'5 (3.23m x 1.96m)

uPVC door and double glazed windows, radiator, and wood effect flooring.



## REAR PORCH

6 x 7 (1.83m x 2.13m)

uPVC door and double glazed windows.

## LANDING

uPVC double glazed window, radiator, and loft access.



## BEDROOM ONE

10'8 x 10'9 (3.25m x 3.28m)

uPVC double glazed window and a radiator.

## BEDROOM TWO

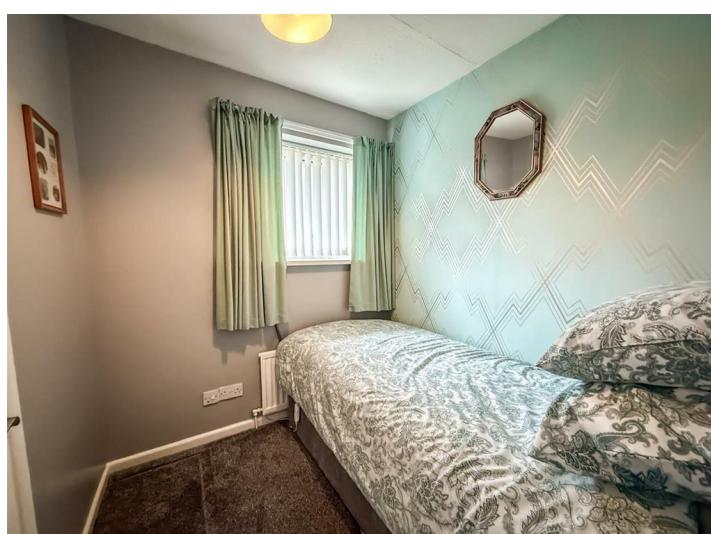
10'8 x 8'7 (3.25m x 2.62m)

uPVC double glazed window, radiator, and built in cupboard.

## BEDROOM THREE

6'9 x 6'5 (2.06m x 1.96m)

uPVC double glazed window, radiator, and built in cupboard.



## BATHROOM

7'6 x 6'3 (2.29m x 1.91m)

uPVC double glazed window, bath with a wall mounted shower fitment over, WC with a push flush, pedestal wash basin, radiator, built in cupboard, part tiled walls, and tile effect flooring.

## EXTERIOR

To the front of the property is a lawned garden and a gated tarmac driveway leading down the side of the property, providing ample off road parking, along with an EV charging point. To the rear of the property is an enclosed garden with a patio and lawn, plus space for two sheds and a greenhouse.

## NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

What3Words Location: desktop.diverged.somewhere