

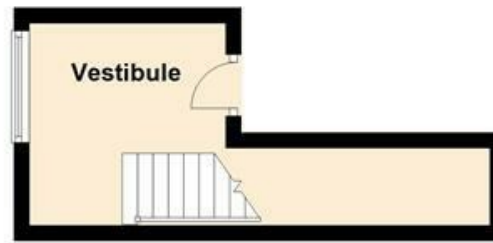


Wright Marshall
Estate Agents

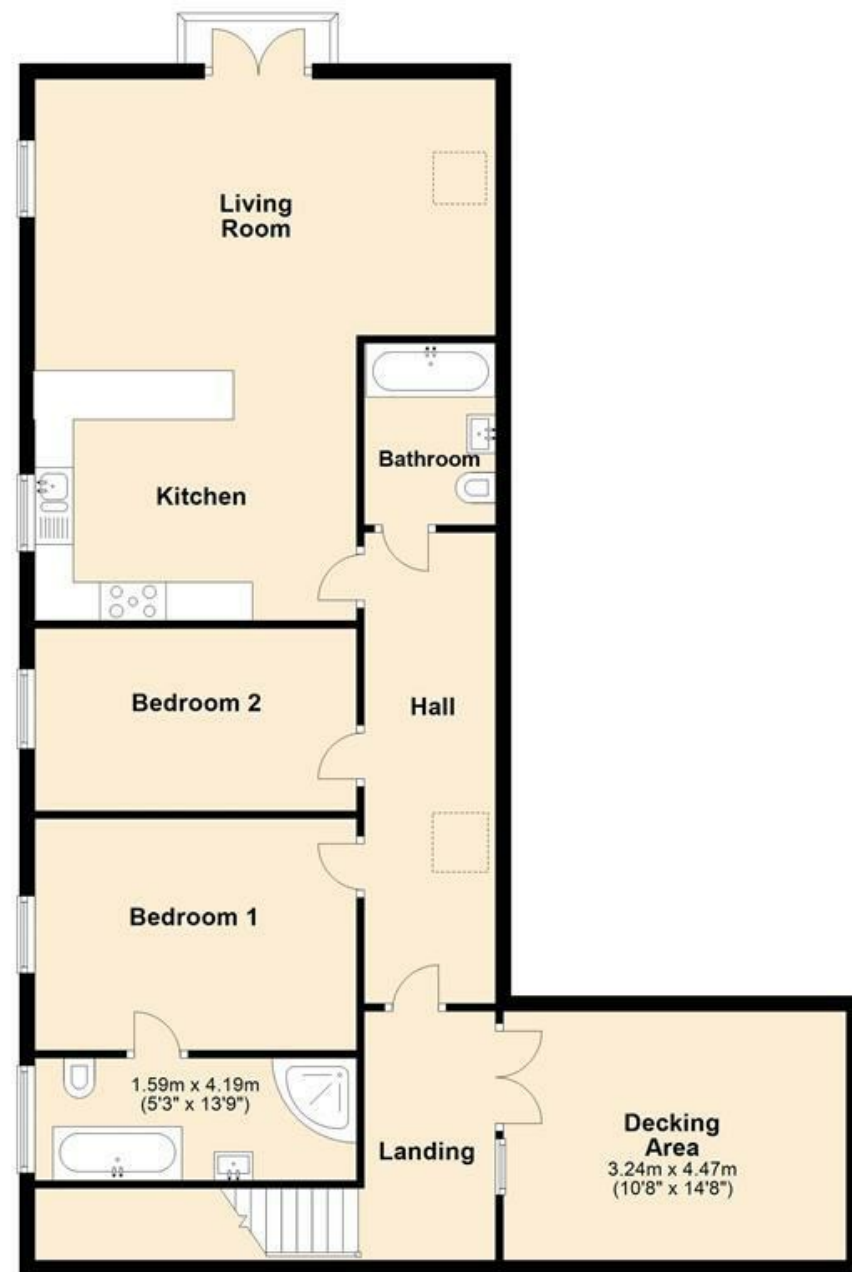
7 WYE HOUSE, CORBAR ROAD, BUXTON SK17
6RL

ASKING PRICE £150,000

First Floor



Second Floor



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley 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-Manley has any authority to make any representation whatever in relation to this property.



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NO ONWARD CHAIN. A superb SECOND FLOOR APARTMENT in a convenient and central location of buxton. Accommodation comprises: Open plan kitchen/lounge, 2 bedrooms (master with en-suite bathroom) and bathroom. Benefiting from a private decking area, parking space and communal gardens. EARLY VIEWING ESSENTIAL. EPC rating: C.

FIRST FLOOR

LANDING

Door and access to a private vestibule with stairs to second floor and double glazed window.

SECOND FLOOR

LANDING.

A private landing with double glazed French doors leading to a private decking area with open aspect and door to the apartment.

APARTMENT ENTRANCE HALL

A spacious hallway with double glazed skylight and cupboard housing wall mounted central heating boiler.

LIVING ROOM

20'11" x 11'3" (6.40 x 3.43)

Vaulted ceiling with skylight, porthole window and French doors leading to a small balcony, opening onto;

FITTED KITCHEN

11'3" x 11'3" (3.45 x 3.43)

Fitted with wall and base mounted units with granite work surfaces, fitted oven, fitted five ring gas hob, fitted fridge/freezer, fitted washing machine and dish washer, porthole window, tiled flooring.

BEDROOM ONE

14'11" x 11'1" (4.57 x 3.40)

Porthole window, radiator, vaulted ceiling door to;

EN-SUITE

A spacious room with panelled bath, separate shower, enclosed cistern WC, wash hand basin, tiled flooring, tiled walls and double glazed window.

BEDROOM TWO

14'11" x 9'6" (4.57 x 2.90)

Porthole window, vaulted ceiling, radiator.

BATHROOM

Panelled bath, enclosed cistern WC, wash hand basin, heated towel rail, skylight.

EXTERNALLY

In additional to the decking area there is also communal gardens together with residents parking spaces.