



Wright Marshall  
Estate Agents

33 ERRWOOD AVENUE, BUXTON, DERBYSHIRE  
SK17 9BD

ASKING PRICE £415,000

Ground Floor



First 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.



8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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

SALE AGREED WITHIN 1 WEEK!! A well presented and extended detached property situated within a highly desirable location close to local schools. Offering spacious accommodation including; hallway, WC, lounge, dining room, home office, breakfast kitchen with utility, FOUR BEDROOMS and fitted bathroom. Externally there is a driveway with ample off road parking leading to an attached garage together with landscaped gardens to both front and rear.

## DESCRIPTION

A well presented and extended detached property situated within a highly desirable location close to local schools. Offering spacious accommodation including; hallway, WC, lounge, dining room, home office, breakfast kitchen with utility, FOUR BEDROOMS and fitted bathroom. Externally there is a driveway with ample off road parking leading to an attached garage together with landscaped gardens to both front and rear and two sheds.

## ENTRANCE HALLWAY

Double glazed entrance door, radiator, cloaks cupboard with hanging space, under stairs storage cupboard, wood effect flooring, stairs to first floor.

## LOUNGE

17'1" x 10'9" (5.23 x 3.30)

Double glazed window, double glazed French doors to rear, fireplace with limestone surround and living flame gas fire, two wall light points, ceiling coving, radiator, sliding door to;

## DINING ROOM

12'4" x 9'10" (3.76 x 3.02)

Double glazed window, radiator, ceiling coving.

## BREAKFAST KITCHEN

13'10" x 11'10" maximum (4.24 x 3.63 maximum)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted double oven with four ring gas hob and extractor above, fitted dishwasher, fitted fridge/freezer, radiator, double glazed window, concealed lighting, ceiling coving, space for table and chairs.

## UTILITY ROOM

9'6" x 9'3" (2.92 x 2.82)

Fitted with wall and base units with work surface over, single drainer sink unit, space for washing machine and tumble dryer, double glazed window, double glazed door to garden, door to;

## ATTACHED GARAGE

17'1" x 10'0" (5.23 x 3.07)

Up and over door, electric power and lighting, frosted window.

## HOME OFFICE

12'4" x 8'11" (3.78 x 2.72)

Glazed window, radiator, fitted shelving units.

## HALF LANDING

Double glazed porthole window, door to;

## DOWNSTAIRS WC

Low level WC, corner wash hand basin, frosted double glazed window, wooden flooring, radiator.

## FIRST FLOOR LANDING

Access to roof void, double glazed window, airing cupboard with storage space.

## BEDROOM ONE

12'11" x 12'4" into robes (3.96 x 3.76 into robes)

Fitted wardrobes, fitted vanity unit with cupboards and drawers, wood effect flooring, two double glazed windows, radiator.

## BEDROOM TWO

12'11" x 9'10" into robes (3.96 x 3.02 into robes)

Built in wardrobes, double glazed window, radiator.

## BEDROOM THREE

9'10" x 6'11" (3.00 x 2.11)

Double glazed window, radiator.

## BEDROOM FOUR

12'4" x 6'11" (3.76 x 2.13)

Built in wardrobe, fitted wardrobe, wood effect flooring, radiator, double glazed window.

## FAMILY BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, frosted double glazed window, part tiled walls, walk in eaves storage cupboard.

## EXTERNALLY

To the front of the house there is a good sized block paved driveway providing ample off road parking and leading to the attached garage, there is also an enclosed front garden, laid to lawn with mature plantings.

To the rear of the property there is a good sized garden with patio area leading to the main garden, again laid to lawn with borders, mature plantings and enclosed boundaries and two sheds with power and lighting..