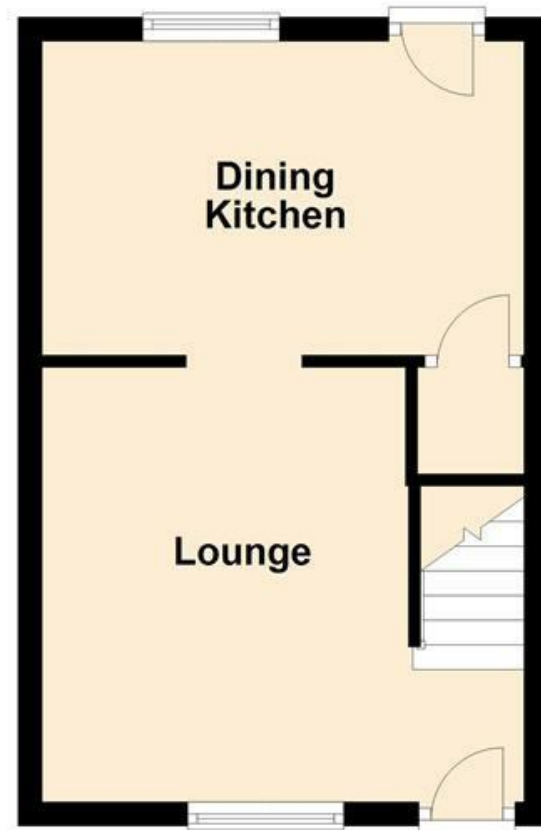
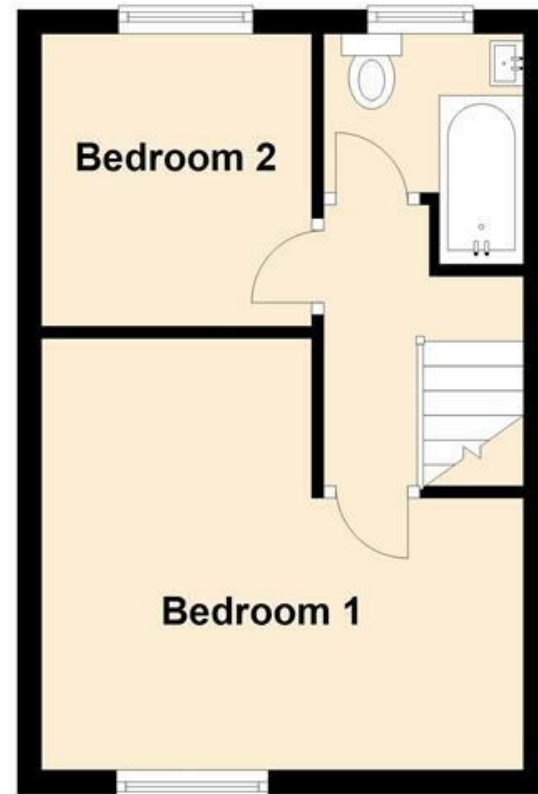


Ground Floor



First Floor



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.

IDEAL FOR INVESTMENT AS CURRENTLY TENANTED. A well presented mid terraced cottage situated within a popular location and benefitting from both a **DRIVEWAY TOGETHER WITH A DETACHED GARAGE.** Comprising; lounge, fitted dining kitchen, **TWO BEDROOMS** and fitted bathroom. Externally there is a rear yard whilst the front offers parking and garage facilities.

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LOUNGE

13'2 x 11'10 (4.01m x 3.61m)

Wooden fire surround with open fire, radiator, stairs to first floor, double glazed window and double glazed entrance door.



DINING KITCHEN

13'2 x 8'5 (4.01m x 2.57m)

Wall and base mounted units with work surfaces over, Belfast style sink unit with mixer tap, space for electric cooker, space for washing machine, built in storage cupboard, double glazed window, double glazed door to outside.



FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

11'9 x 9'10 (3.58m x 3.00m)

Fitted wardrobes, double glazed window, radiator.



BEDROOM TWO

8'5 x 7'7 (2.57m x 2.31m)

Radiator, double glazed window with open aspect across playing field.



BATHROOM

Bath with shower fittings over, low level WC, wash hand basin, double glazed window, radiator.



EXTERNALLY

To the front of the house there is a driveway providing off road parking and leading to a detached garage with up and over door.

The rear of the cottage has an enclosed patio style garden overlooking playing fields and an outside store.



GARAGE

Up and over door and parking to the front.

