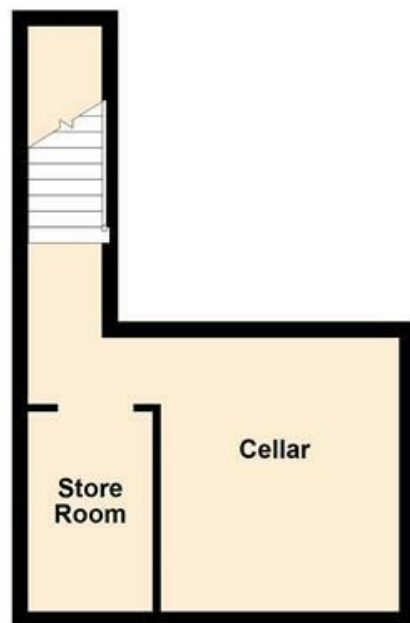


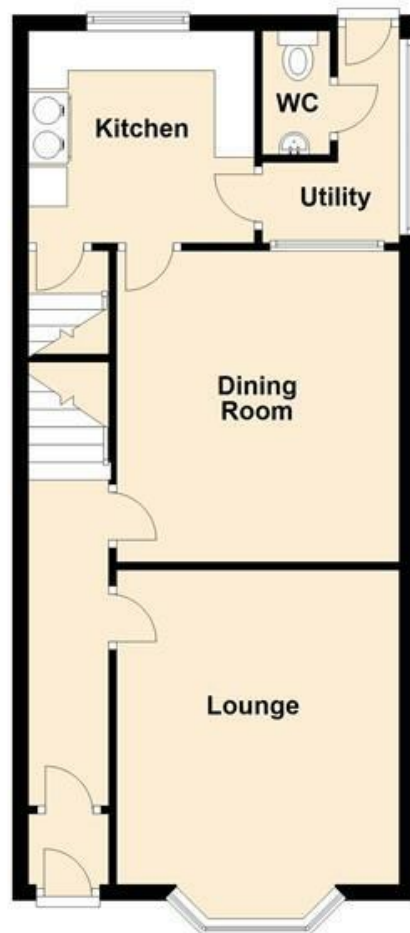
Lower Ground Floor



First Floor



Ground 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.



Wright Marshall
Estate Agents

36 WINDSOR PARK ROAD, BUXTON SK17 7NP

OFFERS IN THE REGION OF £187,500



A stone built bay fronted end of terrace situated within a popular location and benefitting from a DETACHED GARAGE and gardens. Comprising; vestibule, hallway, lounge, dining room, fitted kitchen, cellars, two/three bedrooms and spacious bathroom.
EARLY VIEWING RECOMMENDED.

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

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GROUND FLOOR

ENTRANCE VESTIBULE

Frosted double glazed entrance door, cloaks hanging space, door to;

HALLWAY

Stairs to first floor, cloaks hanging space.

LOUNGE

14'2 x 11'7 (4.32m x 3.53m)
Double glazed bay window, radiator, cast iron stove with stone effect hearth, picture rail.

DINING ROOM

12'10 x 11'9 (3.91m x 3.58m)
Double glazed window, fitted shelving units with cupboards beneath, door to;



FITTED KITCHEN

9'8 x 8'9 (2.95m x 2.67m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, space for two door Aga with twin hot plates, space for dishwasher, space for fridge/freezer, tiled flooring, double glazed window, door to cellar and door to utility.

UTILITY ROOM

Frosted double glazed window to side, double glazed Velux style window, tiled flooring, space for washing machine, frosted double glazed door to outside.

DOWNSTAIRS WC

Low level WC, wash hand basin, wall mounted central heating boiler.

LOWER GROUND FLOOR

CELLARS

11'3 x 7'9 (3.43m x 2.36m)
Main chamber with meters, power and lighting plus a store room measuring 7'4 x 6'6

FIRST FLOOR LANDING

Access to roof void, airing cupboard with storage space.

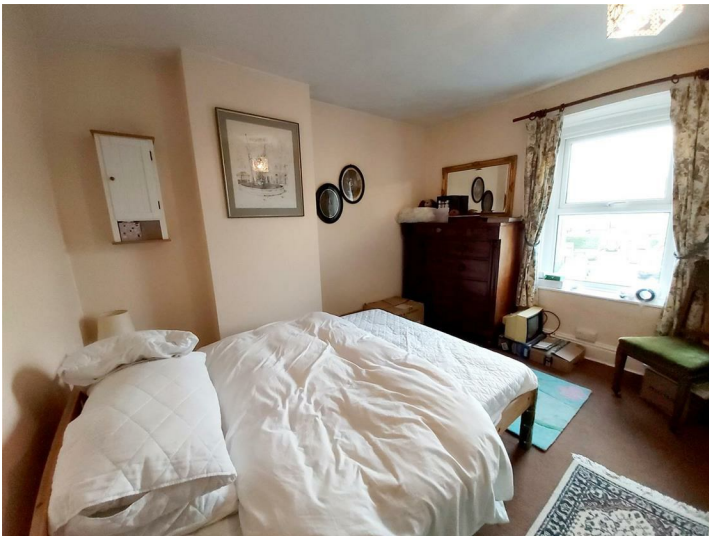
BEDROOM ONE

12'10 x 9'2 (3.91m x 2.79m)
Double glazed window.



BEDROOM TWO

11'9 x 9'2 (3.58m x 2.79m)
Double glazed window, door leading to;



BEDROOM THREE

11'9 x 5'5 (3.58m x 1.65m)
Double glazed window.



BATHROOM

8'9 x 8'7 (2.67m x 2.62m)
Panelled bath, low level WC, wash hand basin, separate double shower cubicle with shower fittings, frosted double glazed window, double glazed Velux style window.



EXTERNALLY

To the front of the house there is a walled frontage with gate.

The rear of the property offers a patio area with external gate and courtesy door to garage, there is also a garden, laid to lawn with raised borders and enclosed boundaries.

DETACHED GARAGE

15'3 x 11'6 (4.65m x 3.51m)
Electric up and over door, glazed window, door to garden.



PLEASE NOTE

We understand from our vendors that the property benefits from solar panels to the roof.