



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

VIEWING RECOMMENDED. A centrally located semi detached property situated within a cul de sac location and benefitting from **OFF ROAD PARKING**. Comprising; hallway, lounge, dining room, fitted kitchen, **CONSERVATORY**, the first floor offers **THREE BEDROOMS** together with a family bathroom. Externally there is a driveway and a good sized enclosed rear garden to the rear.

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

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HALLWAY

11'7 x 5'8 (3.53m x 1.73m)
Frosted double glazed entrance door, frosted double glazed window, radiator, stairs to first floor, cloaks hanging space, under stairs storage cupboard.



LOUNGE

13'3 x 11'6 into bay (4.04m x 3.51m into bay)
Double glazed bay window, radiator, living flame gas fire with marble effect hearth, wood effect flooring, dado rail, two wall light points, opening onto;



DINING ROOM

12'2 x 9'11 (3.71m x 3.02m)
Radiator, dado rail, wood effect flooring, glazed double doors leading to;



CONSERVATORY

9'11 x 9'10 (3.02m x 3.00m)
Double glazed windows to three sides, double glazed French doors to garden, radiator, wood effect flooring.



KITCHEN

12'0 x 7'3 (3.66m x 2.21m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for dishwasher, space for washing machine, cupboard housing central heating boiler, double glazed window, frosted double glazed door, tiled flooring, radiator.

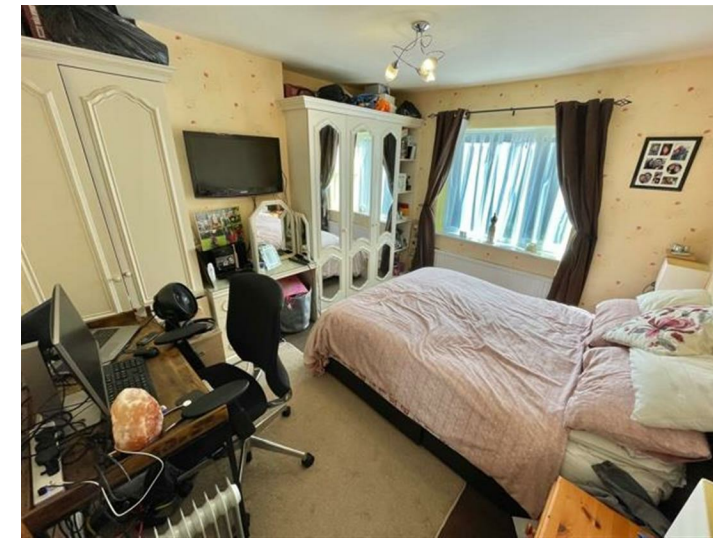


FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

12'1 x 11'3 into robes (3.68m x 3.43m into robes)
Double glazed window, fitted wardrobes, fitted vanity unit, radiator.



BEDROOM TWO

11'8 x 11'4 into robes (3.56m x 3.45m into robes)
Double glazed window, fitted wardrobes with vanity unit, built in storage cupboard, radiator.



BEDROOM THREE

7'10 x 5'11 (2.39m x 1.80m)
Double glazed window, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin, part tiled walls, heated towel rail, frosted double glazed window.



EXTERNALLY

To the front of the house there is driveway parking together with a block paved walkway leading to the front and accessing the rear garden through a gate.

The rear of the house offers a good sized garden with block paved patio, gravelled garden and enclosed boundaries.

Please Note; The garden backs onto the freight railway line and not the main commuter line.

