

OFFERED FOR SALE WITH NO ONWARD CHAIN. A substantial bay fronted terraced property situated within a central location WITHIN WALKING DISTANCE OF PAVILION GARDENS. Previously used as a student let the property offers; hallway, lounge (formerly a fifth bedroom), dining room, fitted kitchen, cellar room, FOUR BEDROOMS and two shower rooms. Externally there is a walled frontage together with a rear yard with outhouse store and gated parking.

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

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

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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A substantial bay fronted terraced property situated within a central location WITHIN WALKING DISTANCE OF PAVILION GARDENS. Previously used as a student let the property offers; hallway, lounge (formerly a fifth bedroom), dining room, fitted kitchen, cellar room, FOUR BEDROOMS and two shower rooms. Externally there is a walled frontage together with a rear yard with outhouse store and gated parking.

ENTRANCE HALLWAY

Double glazed entrance door, wood effect flooring, stairs to first floor, radiator.



FITTED KITCHEN

11'1 x 6'6 (3.38m x 1.98m)
Fitted with a range of wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor hood above, fitted dishwasher, space for washing machine, fridge and freezer, double glazed window, wood effect flooring, door to outside.



LOUNGE

13'6 x 10'11 (4.11m x 3.33m)
(previously used as a fifth bedroom) with double glazed bay window, cupboard housing wall mounted central heating boiler, radiator, ceiling coving.



DINING ROOM

15'11 x 13'10 (4.85m x 4.22m)
Double glazed window, radiator, two wall light points, wood effect flooring, breakfast bar area, door to cellar.



FIRST FLOOR LANDING

Door and stairs to second floor.

BEDROOM TWO

11'3 x 7'9 (3.43m x 2.36m)
Double glazed window, radiator.



SHOWER ROOM ONE

Double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted internal window, heated towel rail.

SHOWER ROOM TWO

Double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, heated towel rail.



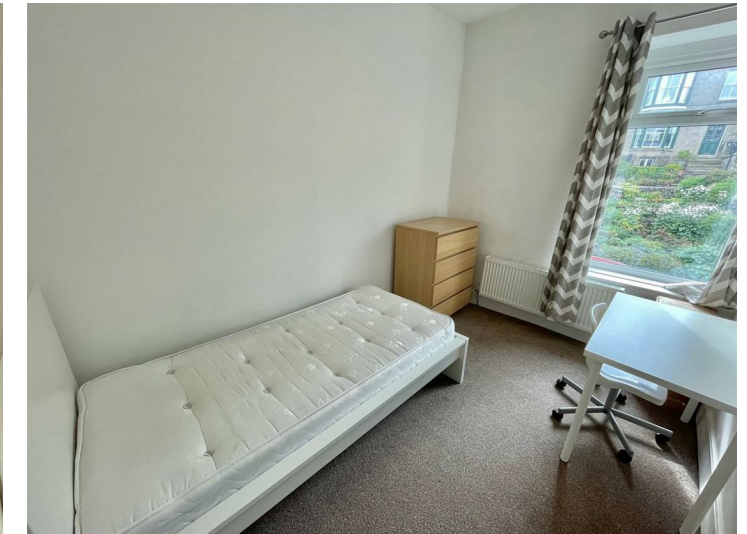
BEDROOM THREE

11'3 x 7'10 (3.43m x 2.39m)
Double glazed window, radiator.



BEDROOM FOUR

11'1 x 7'7 (3.38m x 2.31m)
Double glazed window, radiator.



SECOND FLOOR

BEDROOM ONE

16'1 x 15'10 part restricted height (4.90m x 4.83m part restricted height)
Double glazed window, Velux style window, eaves storage cupboards, radiator.



EXTERNALLY

The property offers walled frontage together with an enclosed yard offering gated access from the rear and allowing off road parking. There is also an attached outhouse measuring 7'8 x 6'8 with double glazed door allowing additional storage space.

