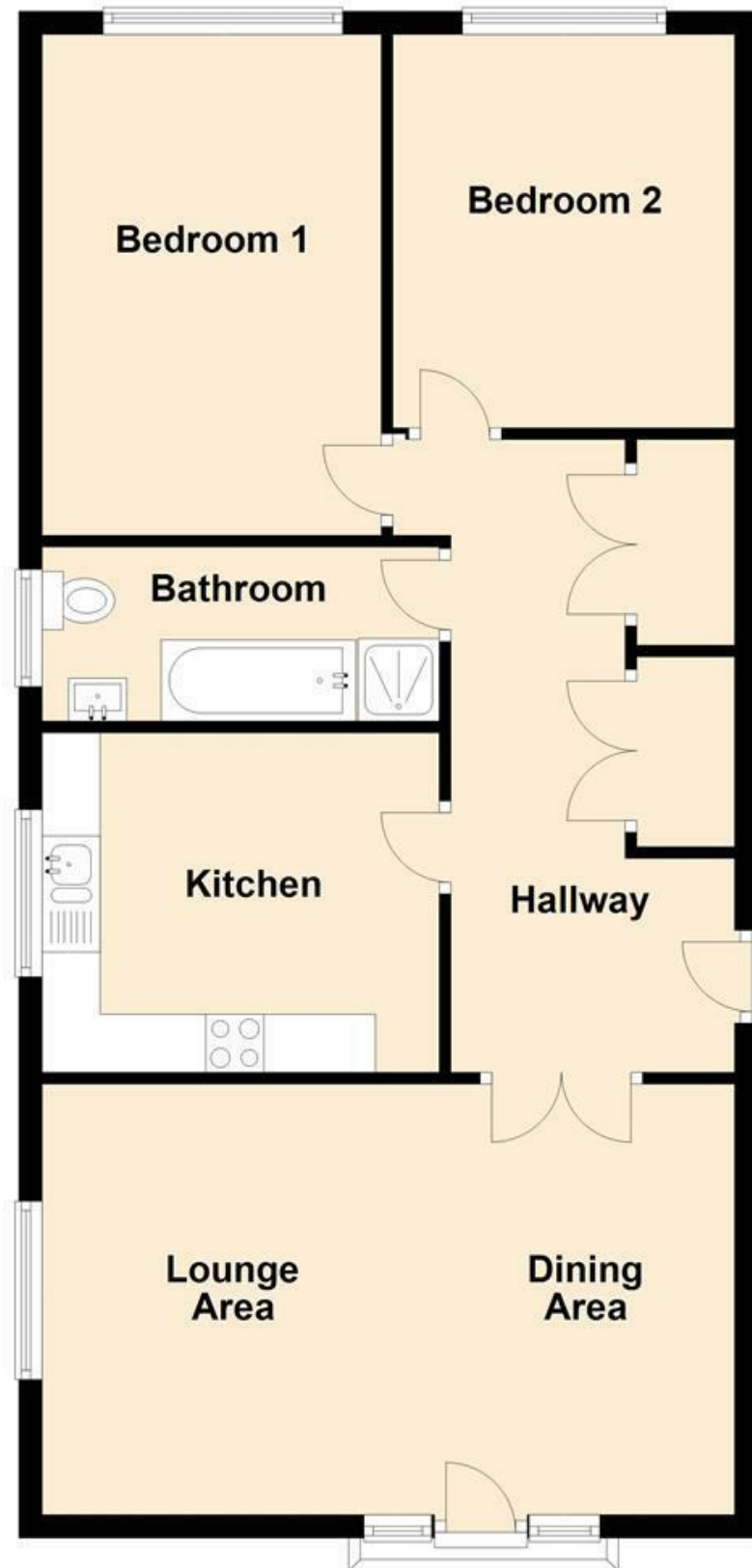


First Floor



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.



Wright Marshall
Estate Agents

3 STEELE COURT MANCHESTER ROAD,
BUXTON SK17 6SZ

OFFERS IN THE REGION OF £152,500



A spacious first floor apartment situated within a convenient location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hallway, lounge/dining room, fitted kitchen, TWO DOUBLE BEDROOMS and fitted bathroom with bath and separate shower. Externally there is a SINGLE GARAGE, parking and communal garden frontage.

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

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COMMUNAL HALLWAY

Stairs to upper floors.

APARTMENT HALLWAY

Entrance door, radiator, two built in storage cupboards, security intercom system.



LOUNGE/DINING ROOM

19'7 x 12'2 (5.97m x 3.71m)
Double glazed window to side and double glazed door with windows opening onto Juliet balcony. Fireplace with wooden surround, marble effect hearth and back with electric fire, two radiators.



DINING AREA

Ample space for table and chairs - open to the lounge area



FITTED KITCHEN

11'5 x 8'2 (3.48m x 2.49m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for washing machine and fridge/freezer, fitted oven with four ring gas hob and extractor above, double glazed window, radiator, space for small table and chairs.



BEDROOM ONE

14'2 x 9'3 into robes (4.32m x 2.82m into robes)
Built in wardrobes, double glazed window, radiator.



BEDROOM TWO

11'2 x 9'7 into robes (3.40m x 2.92m into robes)
Built in wardrobes, double glazed window, radiator.



BATHROOM

11'4 x 5'0 (3.45m x 1.52m)
Panelled bath, low level WC, vanity wash hand basin with cupboards beneath, separate shower cubicle with shower fittings over, radiator, part tiled walls, tiled flooring, frosted double glazed window.



EXTERNALLY

The property has communal garden frontage together with parking for residents and a single garage with the apartment.



SINGLE GARAGE

Up and over door.

