



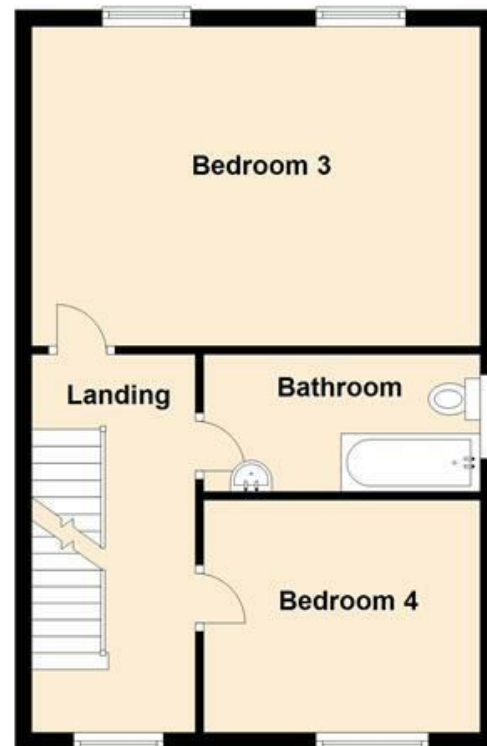
Wright Marshall  
Estate Agents

6 BRIAR CLOSE, BUXTON, DERBYSHIRE SK17  
7BG

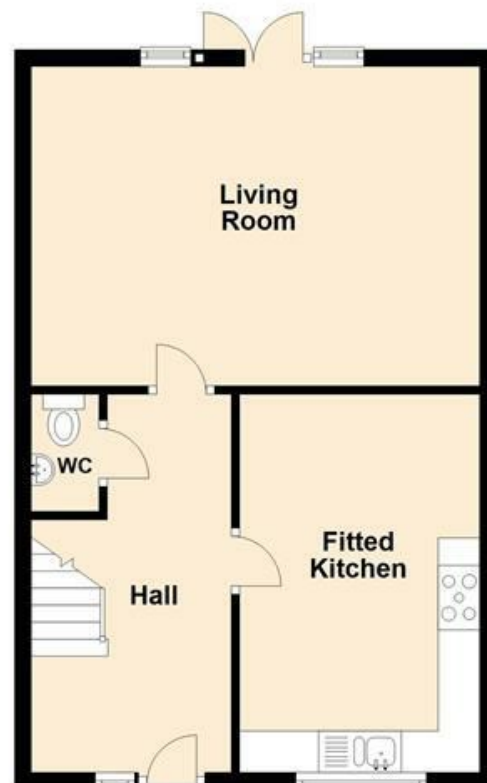
£189,950



First Floor



Ground Floor



Second 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.
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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 spacious townhouse situated **WITHIN WALKING DISTANCE OF BUXTON TOWN CENTRE**. Comprising; hallway, WC, living room, fitted dining kitchen, **FOUR BEDROOMS** (master with en-suite) and family bathroom. Rear yard and **OFF ROAD PARKING** to the front.

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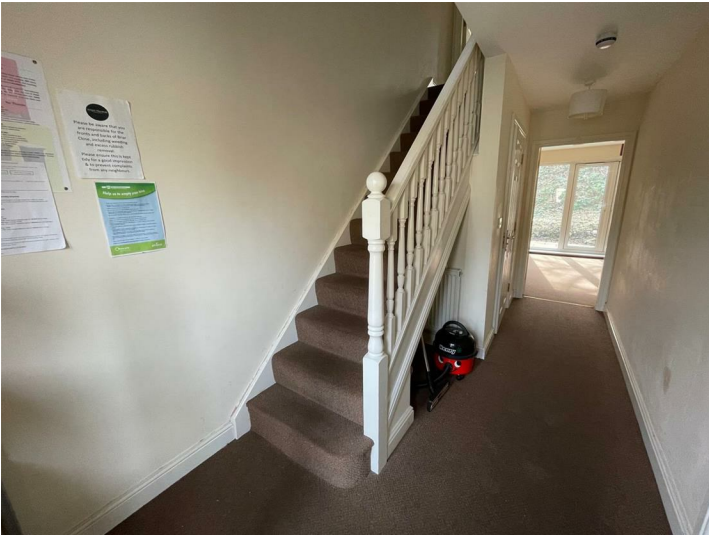
Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley



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**ENTRANCE HALLWAY**

Double glazed entrance door, radiator, stairs to first floor.



**DOWNSTAIRS WC**

Low level WC, pedestal wash hand basin with tiled splash back, wood effect flooring.

**LIVING ROOM**

14'9 x 11'11 (4.50m x 3.63m)  
Double glazed French doors with full height double glazed windows either side, radiator.



**FITTED DINING KITCHEN**

15'11 x 7'8 (4.85m x 2.34m)  
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 five ring gas hob and extractor above, space for washing machine, space for fridge/freezer, double glazed window, radiator, tiled flooring.



**FIRST FLOOR LANDING**

Stairs to second floor, double glazed window, radiator.

**BEDROOM THREE**

14'9 x 11'11 (4.50m x 3.63m)  
Two double glazed windows, radiator.



**BEDROOM FOUR**

9'11 x 8'7 (3.02m x 2.62m)  
Double glazed window, radiator.



**BATHROOM**

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

**SECOND FLOOR LANDING**

Access to second floor rooms.

**BEDROOM ONE**

14'9 x 11'11 (4.50m x 3.63m)  
Double glazed window and double glazed Velux style window, radiator, door to;



**EN-SUITE**

Shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, radiator, part tiled walls.



**BEDROOM TWO**

12'7 x 11'5 plus door recess (3.84m x 3.48m plus door recess)  
Double glazed window and double glazed Velux style window, radiator, access to roof void.



**EXTERNALLY**

To the front of the property there is a garden frontage together with a driveway providing off road parking.

The rear of the house offers a paved garden.

