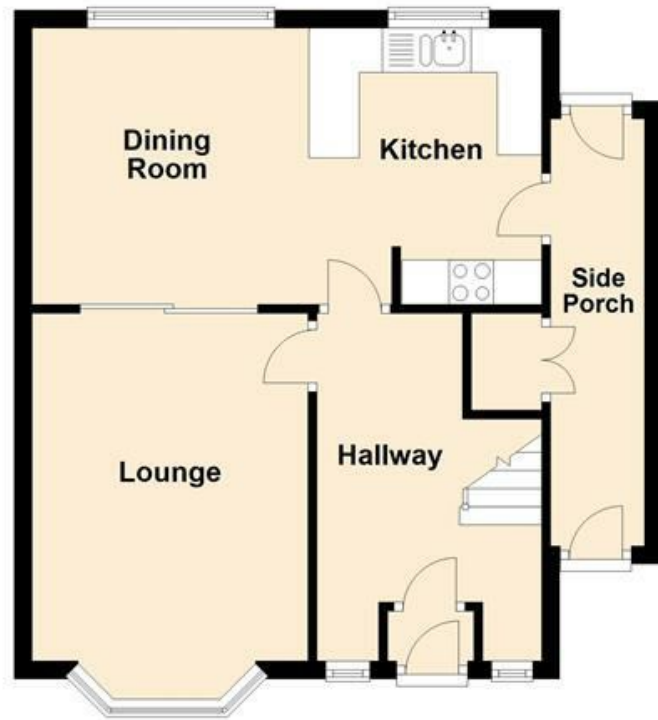
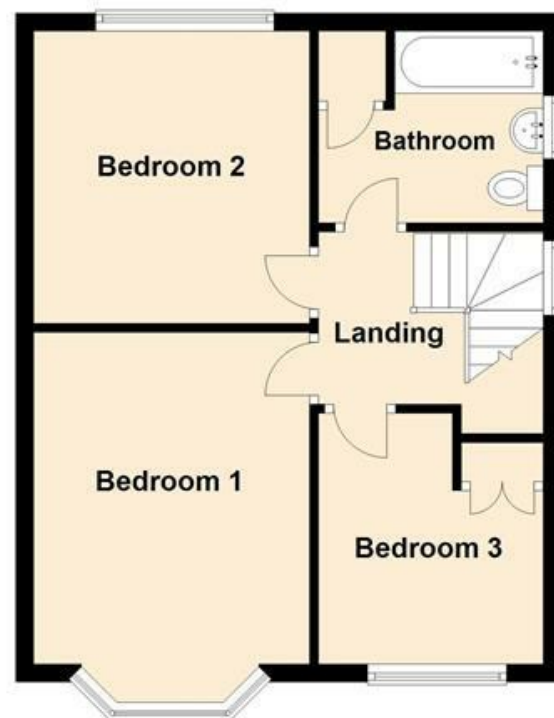


Ground Floor



First Floor



OFFERED FOR SALE WITH NO ONWARD CHAIN. A semi-detached property situated within a popular location and in need of some cosmetic updating. Comprising; spacious hallway, lounge, dining room, kitchen, side porch, **THREE BEDROOMS** and bathroom. Externally there is driveway parking together with an enclosed garden. **VIEWING RECOMMENDED.**

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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 semi-detached property situated within a popular location and in need of some cosmetic updating. Comprising; spacious hallway, lounge, dining room, kitchen, side porch, THREE BEDROOMS and bathroom. Externally there is driveway parking together with an enclosed garden. VIEWING RECOMMENDED.

ENTRANCE VESTIBULE

Double glazed entrance door.

ENTRANCE HALLWAY

12'10 x 8'4 (3.91m x 2.54m)

Door to vestibule, meter cupboard, two frosted double glazed windows, radiator, stairs to first floor.

LOUNGE

12'4 into bay x 10'2 (3.76m into bay x 3.10m)

Double glazed bay window, radiator, ceiling coving, fireplace with wooden surround, marble effect hearth and back with living flame gas fire, glazed sliding doors leading to;



DINING ROOM

13'3 x 10'8 (4.04m x 3.25m)

Double glazed window, built in storage cupboard, radiator, opening onto;



KITCHEN

10'7 x 5'11 (3.23m x 1.80m)

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 fridge and freezer, space for washing machine, double glazed window, door leading to;



SIDE PORCH

15'9 x 3'0 (4.80m x 0.91m)

Doors to both front and rear, under stairs external storage cupboard, frosted window.

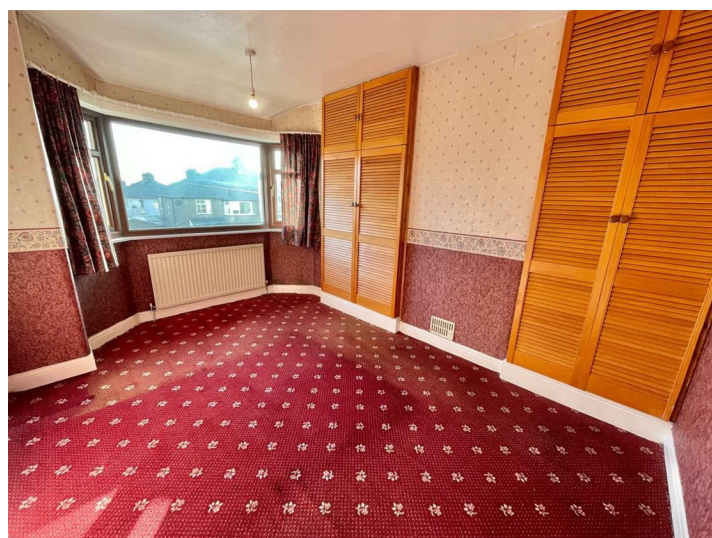
FIRST FLOOR LANDING

Access to roof void, frosted double glazed window.

BEDROOM ONE

13'2 x 10'4 (4.01m x 3.15m)

Double glazed bay window, radiator, fitted wardrobes.



BEDROOM TWO

11'0 x 10'9 (3.35m x 3.28m)

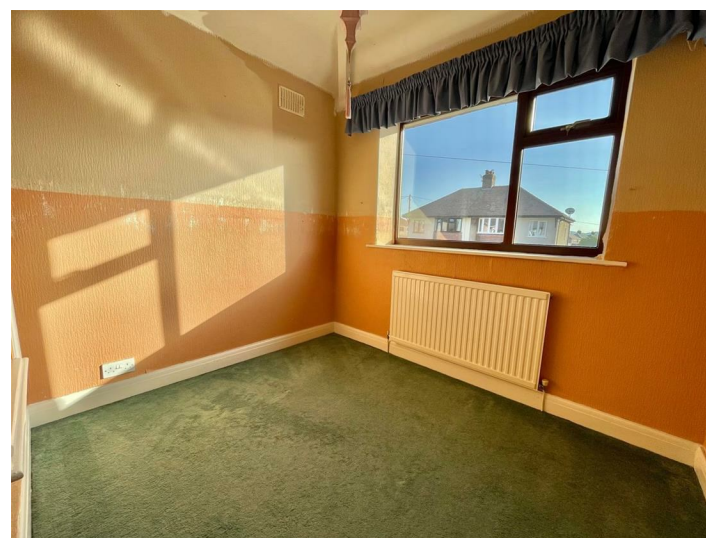
Double glazed window, radiator.



BEDROOM THREE

9'10 x 8'4 (3.00m x 2.54m)

Double glazed window, radiator, built in storage cupboard.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, radiator, airing cupboard with wall mounted central heating boiler.



EXTERNALLY

To the front of the house there is a gated driveway providing off road parking together with a gravelled garden with borders.

The rear of the property offers an enclosed garden, laid to lawn with timber shed.

