



VIEWING RECOMMENDED. A recently refurbished stone built terraced property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hall, living room, re-fitted dining kitchen with breakfast bar, two cellar rooms, **FOUR BEDROOMS**, family bathroom and additional second floor shower room. Externally there is walled frontage together with a small rear yard.

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.

VIEWING RECOMMENDED. A recently refurbished stone built terraced property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hall, living room, re-fitted dining kitchen with breakfast bar, two cellar rooms, FOUR BEDROOMS, family bathroom and additional second floor shower room. Externally there is walled frontage together with a small rear yard.

HALLWAY

Entrance door, stairs to first floor.

LIVING ROOM

15'5 x 12'2 (4.70m x 3.71m)

Double glazed bay window, radiator.



FITTED DINING KITCHEN

14'2 x 10'5 (4.32m x 3.18m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for fridge/freezer, fitted breakfast bar, radiator, double glazed window, glazed window and double glazed door to outside, door to cellars.



CELLARS

Room One - 14'8" x 11'0" with meters

Room Two - 12'7" x 10'6" with radiator and wall mounted central heating boiler.

FIRST FLOOR LANDING

Double glazed window, stairs to second floor, radiator.

BEDROOM ONE

13'2 x 8'11 (4.01m x 2.72m)

Double glazed window, radiator.



BEDROOM TWO

10'8 x 8'1 (3.25m x 2.46m)

Double glazed window, radiator.



FAMILY BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin, heated towel rail, tiled walls, tiled flooring, extractor fan.



SECOND FLOOR LANDING

Access to second floor rooms.

BEDROOM THREE

14'10 x 8'11 (4.52m x 2.72m)

Double glazed window, radiator.



BEDROOM FOUR

11'2 x 7'3 part restricted height (3.40m x 2.21m part restricted height)

Double glazed window, radiator.



SHOWER ROOM

Corner shower cubicle, enclosed cistern WC, wash hand basin, storage cupboard, heated towel rail, and skylight.



EXTERNALLY

To the front of the house there is a walled frontage with gravelled area, the rear of the property offers a small yard.