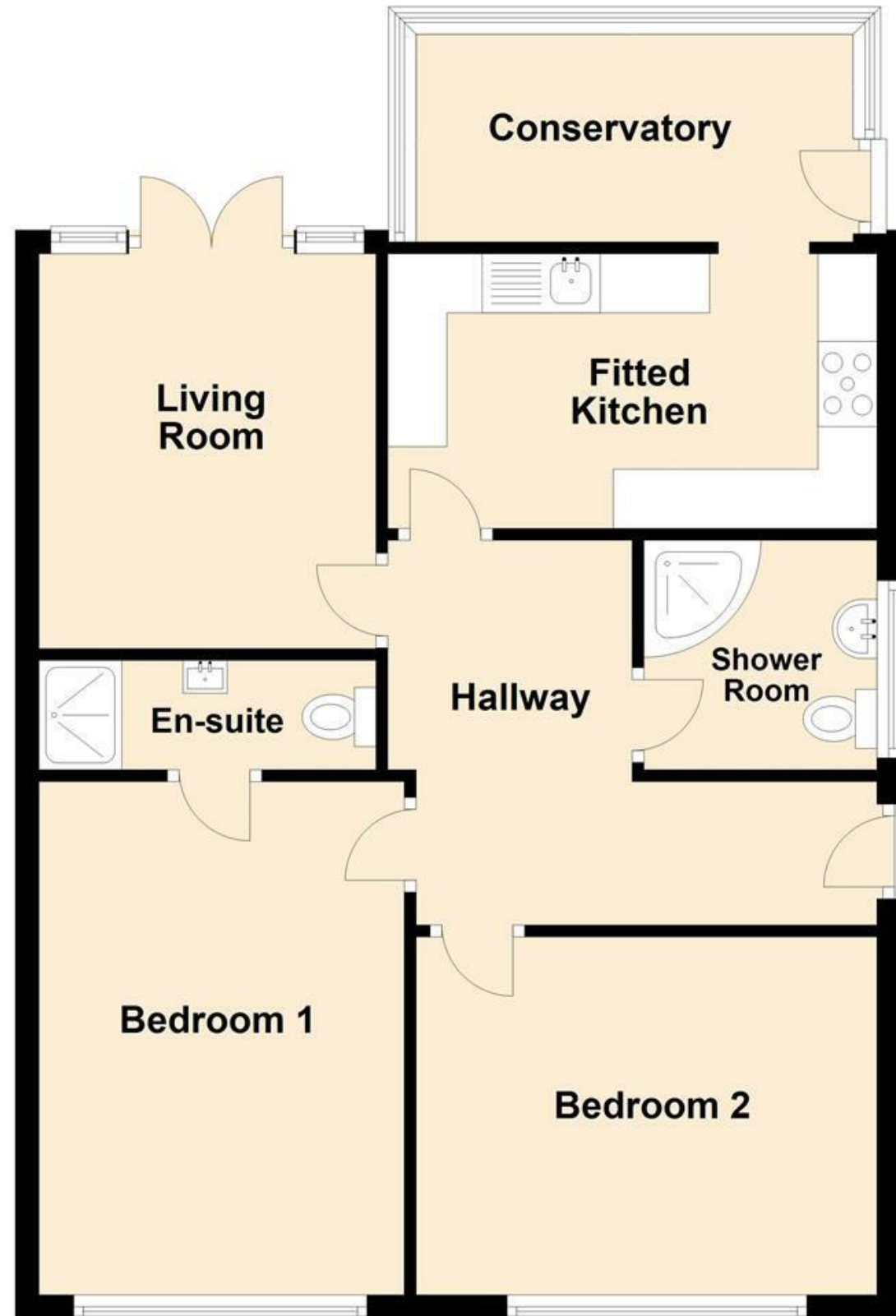


Ground Floor



EARLY VIEWING IS ESSENTIAL. A very well presented DETACHED BUNGALOW situated within a highly popular location. Comprising; hallway, living room, re-fitted kitchen with larder cupboard, conservatory, TWO DOUBLE BEDROOMS (master with en-suite) and family shower room. Externally there are gardens to both front and rear together with driveway parking and a DETACHED GARAGE.

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MISREPRESENTATION ACT 1967.

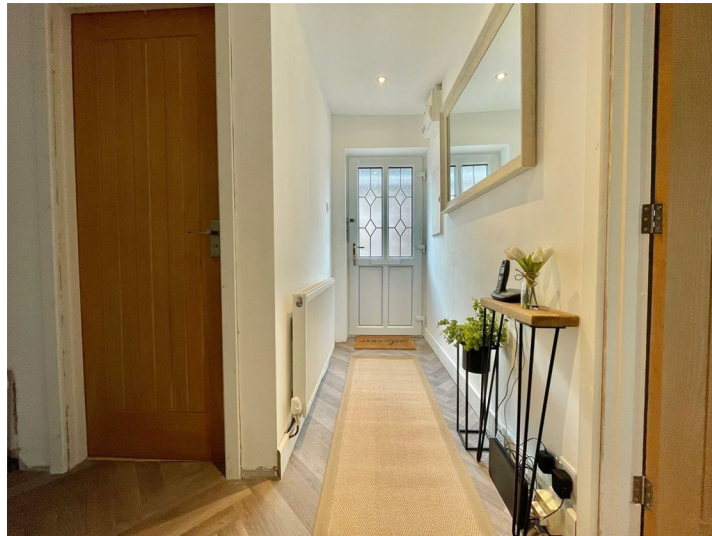
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

VIEWING IS ESSENTIAL. A very well presented DETACHED BUNGALOW situated within a highly popular location. Comprising; hallway, living room, re-fitted kitchen with larder cupboard, conservatory, TWO DOUBLE BEDROOMS (master with en-suite) and family shower room. Externally there are GARDENS to both front and rear together with driveway parking and a DETACHED GARAGE.

ENTRANCE HALLWAY

Double glazed entrance door, wood effect vinyl flooring, radiator, access to roof void (central heating boiler located within loft space), utility area with space for washing machine (currently unfinished).



LIVING ROOM

10'11 x 9'4 (3.33m x 2.84m)

Double glazed French doors opening onto the decking and garden, cast iron stove with stone effect hearth, feature radiator, wood effect flooring.



RE-FITTED KITCHEN

11'4 x 7'11 (3.45m x 2.41m)

Re-fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with five ring gas hob and extractor above, fitted dishwasher, fitted fridge/freezer, larder cupboard with shelving and working surface, wood effect flooring, double glazed internal window, opening onto;



CONSERVATORY

10'5 x 6'0 (3.18m x 1.83m)

Double glazed door to outside, double glazed windows to three sides, wood effect flooring.



BEDROOM ONE

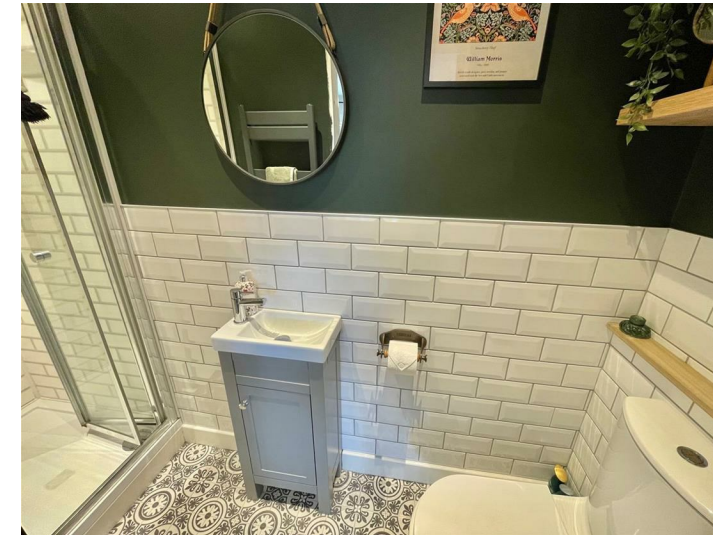
14'3 x 10'1 (4.34m x 3.07m)

Double glazed window with window shutters, radiator, wood effect flooring, part wall panelling, door leading to;



EN-SUITE

Shower cubicle with shower fittings over, low level WC, wash hand basin with cupboard beneath, part tiled walls, extractor fan, heated towel rail, tile effect flooring.



BEDROOM TWO

12'10 x 9'11 (3.91m x 3.02m)

Double glazed window with window shutters, radiator, wood effect flooring.



SHOWER ROOM

Corner shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, tiled walls, heated towel rail, frosted double glazed window, wood effect vinyl flooring.

EXTERNALLY

To the front of the bungalow there is a low maintenance garden with artificial grass and borders, there is also a driveway providing ample off road parking leading to the side towards the garage located at the rear.

The rear of the property offers a decking area with seating leading via steps to the main garden, two further patio areas and enclosed boundaries.



REAR GARDEN



DETACHED GARAGE

Electric up and over door, power and lighting.