



EARLY VIEWING IS ESSENTIAL. A very well presented stone built terraced property situated within a highly popular location and overlooking a playing field to the front. Comprising; hallway, living room, dining room, fitted kitchen, cellar room, FIVE GOOD SIZED BEDROOMS, fitted bathroom plus additional WC. Externally there is garden frontage together with an enclosed garden.

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.

EARLY VIEWING IS ESSENTIAL. A very well presented stone built terraced property situated within a highly popular location and overlooking a playing field to the front. Comprising; hallway, living room, dining room, fitted kitchen, cellar room, FIVE GOOD SIZED BEDROOMS, fitted bathroom plus additional WC. Externally there is garden frontage together with an enclosed garden.

ENTRANCE HALLWAY

Radiator, dado rail, wood panelling, ceiling coving and stairs to first floor.

LIVING ROOM

16'0x 12'8 into bay (4.88mx 3.86m into bay)
Double glazed sash bay window, fireplace with cast iron surround, living flame gas fire and tiled hearth, picture rail, radiator, ceiling coving, ceiling rose and built in storage cupboards.



DINING ROOM

12'9 x 12'9 (3.89m x 3.89m)
Double glazed window, radiator, built in storage cupboards, ceiling coving.



FITTED KITCHEN

13'1 x 6'10 (3.99m x 2.08m)
Fitted with base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap,

space for washing machine, fitted oven with induction hob over, two fitted fridges, two double glazed windows, door to outside, door to cellars.



CELLAR ROOM

16'0 x 15'9 (4.88m x 4.80m)
Single chamber with radiator, space for chest freezer, power and lighting.

FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM ONE

16'3 x 12'11 (4.95m x 3.94m)
Two double glazed sash windows, radiator, ceiling coving, built in cupboard.



BEDROOM TWO

12'10 x 9'11 (3.91m x 3.02m)
Double glazed window, radiator, cast iron fire surround.



BATHROOM

Panelled bath with hand held shower fittings over, low level WC, pedestal wash hand basin, walk in shower with shower fittings over, ceiling coving, frosted double glazed window, heated towel rail.



SEPARATE WC

Frosted double glazed window, low level WC, wood effect flooring.

SECOND FLOOR LANDING

Double glazed Velux style window, access to roof void (boarded with double glazed Velux style window), dado rail, wall panelling.

BEDROOM THREE

12'10 x 10'2 (3.91m x 3.10m)
Double glazed window, radiator.



BEDROOM FOUR

16'3 x 13'0 (4.95m x 3.96m)
Double glazed sash window, radiator.

BEDROOM FIVE

13'0 x 6'9 (3.96m x 2.06m)
Double glazed Velux style window, radiator.

EXTERNALLY

To the front of the house there is garden frontage with gated access (this could be opened up to create off road parking as the kerb is already lowered).

The rear of the property benefits from an enclosed garden, laid to lawn with partial hedgerow surround and block paved patio.

