



MISREPRESENTATION ACT 1967.

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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.



A modern semi detached property OFFERED FOR SALE WITH NO ONWARD CHAIN and benefitting from an OPEN ASPECT ACROSS FIELDS TO THE REAR. Comprising; hallway, WC, lounge, dining kitchen, THREE BEDROOMS and fitted bathroom. Off road parking and a good sized rear garden. **VIEWING HIGHLY RECOMMENDED.**

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

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VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

GROUND FLOOR

ENTRANCE HALLWAY

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

DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, frosted double glazed window, radiator, tiled flooring.

LOUNGE

15'0" x 12'10" (4.57m x 3.91m)

Double glazed window, radiator, under stairs storage cupboard.



DINING KITCHEN

15'10" x 9'4" (4.83m x 2.84m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, space for fridge/freezer, space for washing machine and dishwasher, double glazed window and double glazed French doors to garden, radiator and space for table and chairs.



FIRST FLOOR

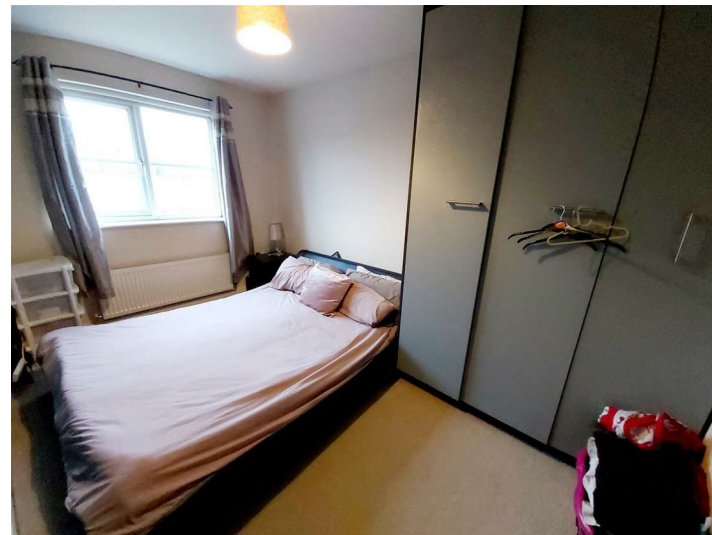
LANDING

Access to roof void.

BEDROOM ONE

13'0" x 8'7" (3.96m x 2.62m)

Fitted wardrobe, radiator, double glazed window with open aspect to rear.



BEDROOM TWO

11'4" x 8'6" (3.45m x 2.59m)

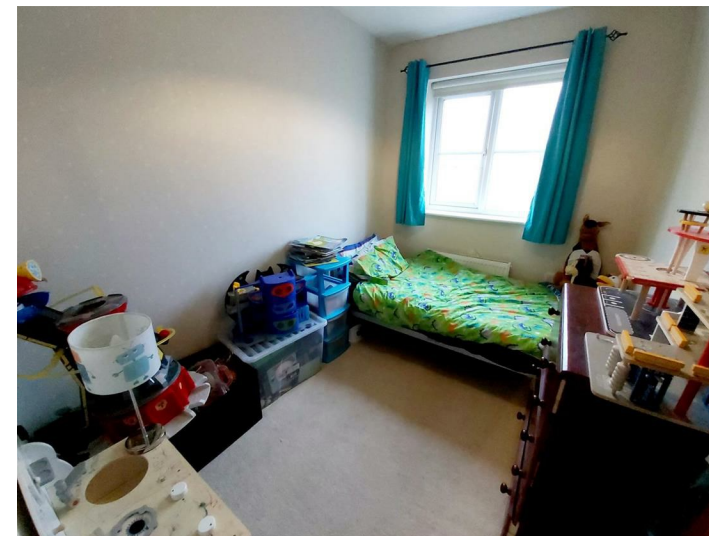
Double glazed window, radiator.



BEDROOM THREE

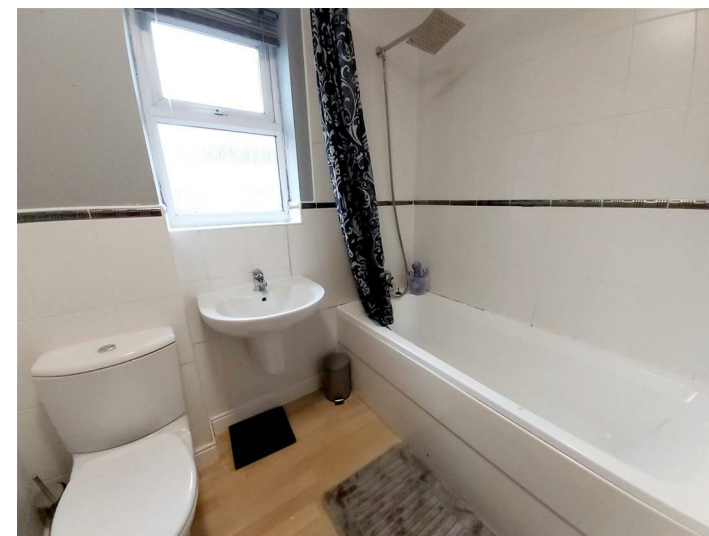
9'3" x 7'0" (2.82m x 2.13m)

Double glazed window, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, wash hand basin, frosted double glazed window, radiator.



EXTERNALLY

To the front of the house there is a parking space together

with a lawned garden and gated access to the rear.

The rear garden is of a good sized and enjoys a pleasant open aspect across adjoining fields.



SERVICES

Mains services are connected to the property.

NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.