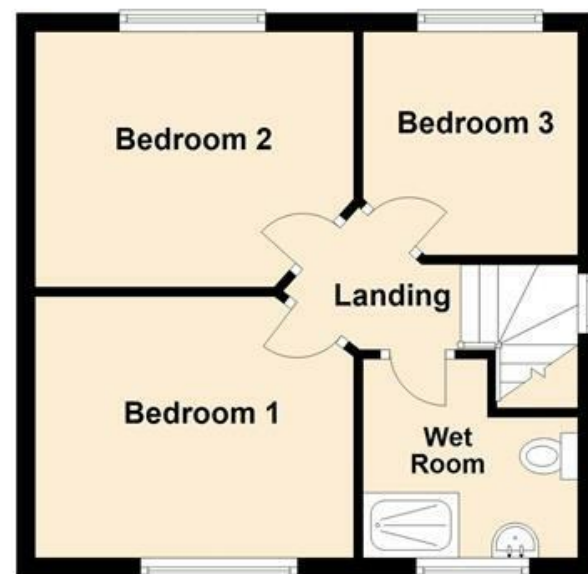


Ground Floor



First Floor



EARLY VIEWING HIGHLY RECOMMENDED. A semi detached property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. In need of some updating and comprising; hallway, living room with bay window, CONSERVATORY, kitchen, THREE BEDROOMS and wet room. Externally there is DRIVEWAY PARKING together with gardens to both front and rear.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

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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.

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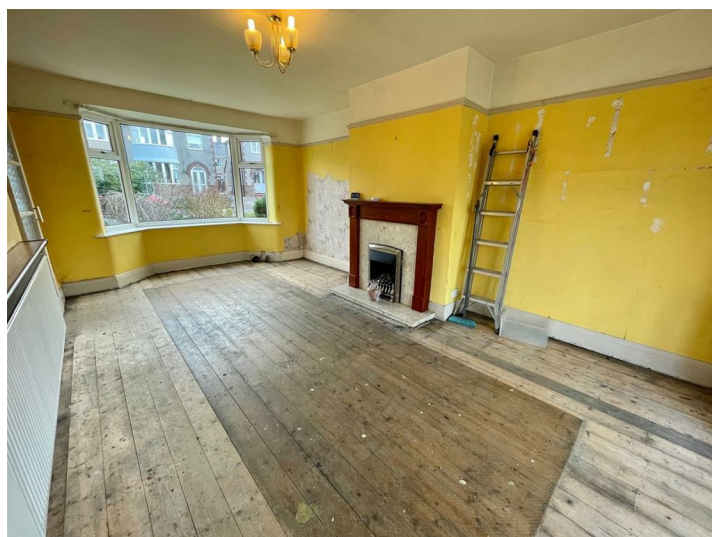
ENTRANCE HALLWAY

Frosted double glazed entrance door, radiator, stairs to first floor, double glazed window, under stairs storage cupboard, picture rail and cloaks cupboard.



LOUNGE/DINING ROOM

20'1 x 11'3 into bay (6.12m x 3.43m into bay)
Double glazed bay window to front, double glazed sliding patio doors leading to conservatory, two radiators, fireplace with wooden surround, marble effect hearth and back with living flame gas fire, picture rail.



KITCHEN

7'9 x 7'8 (2.36m x 2.34m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for washing machine, space for fridge/freezer and cooker, double glazed window, frosted double glazed door, wood effect flooring, built in storage cupboard.



CONSERVATORY

10'6 x 7'8 (3.20m x 2.34m)
Double glazed windows to three sides, double glazed sliding patio doors to garden, radiator, wall light point.



FIRST FLOOR LANDING

Double glazed window, access to roof void.

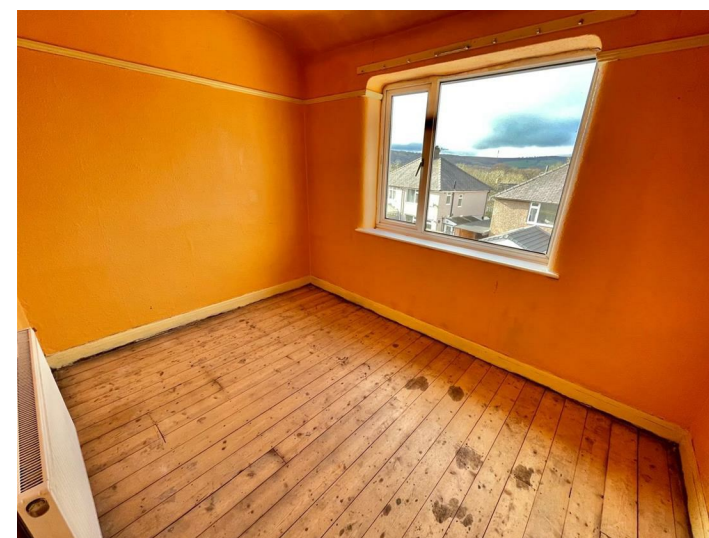
BEDROOM ONE

11'2 x 10'0 (3.40m x 3.05m)
Double glazed window, radiator, picture rail.



BEDROOM TWO

11'2 x 7'7 (3.40m x 2.31m)
Double glazed window, radiator, picture rail.



BEDROOM THREE

7'10 x 7'9 (2.39m x 2.36m)
Double glazed window, radiator, picture rail.



WET ROOM

Shower area with shower fittings, low level WC, pedestal wash basin, tiled walls, radiator, frosted double glazed window, airing cupboard with hot water cylinder.



EXTERNALLY

The property has a driveway providing off road parking and allowing access to the rear. There is also a front garden, laid to lawn with borders.

The rear of the house offers an enclosed garden, laid to lawn with borders, greenhouse and access to the lower ground floor cellar storage (with restricted height).

