



VIEWING RECOMMENDED. A substantial stone built property situated within a convenient location and benefitting from **DRIVEWAY PARKING**. Comprising; entrance porch, hallway, lounge, dining room, kitchen, cellars, **FOUR DOUBLE BEDROOMS** (one with en-suite) and a family bathroom. Externally there is a private parking area with decking together with garden frontage.

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 substantial stone built property situated within a convenient location and benefitting from DRIVEWAY PARKING. Comprising; entrance porch, hallway, lounge, dining room, kitchen, cellars, FOUR DOUBLE BEDROOMS (one with en-suite) and a family bathroom. Externally there is a private parking area with decking together with garden frontage.

ENTRANCE PORCH

6'0 x 5'2 (1.83m x 1.57m)
Glazed windows, glazed entrance door, wood effect flooring.

HALLWAY

Stairs to first floor, door to cellars, stripped wood flooring, dado rail, ceiling coving, radiator.

LOUNGE

15'4 into bay x 12'0 (4.67m into bay x 3.66m)
Double glazed bay window, radiator, picture rail, ceiling coving, fireplace with wooden surround, living flame gas fire and tiled hearth, two wall light points.



DINING ROOM

13'0 x 12'0 (3.96m x 3.66m)
Double glazed window, radiator, built in storage cupboard.



KITCHEN

10'3 x 8'1 maximum (3.12m x 2.46m maximum)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor, space for washing machine, dishwasher and fridge, radiator, wall mounted central heating boiler, double glazed window, double glazed door to outside.



CELLARS

Room One - 13'11 x 7'10 with double glazed window, meters, power and lighting.

Room Two - 7'1 x 3'6 a storage room with shelving.

FIRST FLOOR LANDING

Double glazed window, stairs to second floor, radiator, dado rail.

BEDROOM ONE

12'1 x 11'10 (3.68m x 3.61m)
Double glazed windows to side and front, radiator, ceiling coving.



BEDROOM TWO

11'7 x 8'7 (3.53m x 2.62m)
(currently used as the main bedroom) - double glazed window, radiator, ceiling coving.



FAMILY BATHROOM

7'11 x 7'10 (2.41m x 2.39m)
Freestanding bath, shower cubicle with shower fittings, wash hand basin, low level WC, two frosted double glazed windows, radiator, wood effect flooring, extractor fan.



SECOND FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM THREE

11'11 narrowing to 7'1 x 11'7 (3.63m narrowing to 2.16m x 3.53m)
Double glazed window, radiator, door to;



EN-SUITE

Shower cubicle with shower fittings, enclosed cistern WC, circular sink unit with mixer tap, double glazed Velux style window, wood effect flooring, heated towel rail.



BEDROOM FOUR

12'1 x 11'11 (3.68m x 3.63m)
Double glazed window, radiator.



EXTERNALLY

The property benefits from garden frontage and a walkway leading to the house.

The rear of the house is accessed via a driveway leading to a private parking area with decking together with a rear yard.

