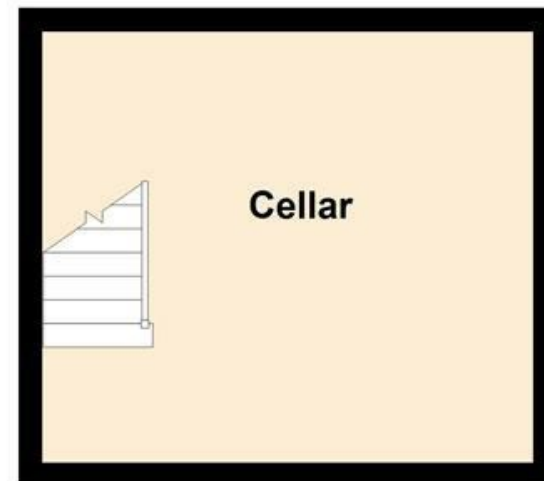
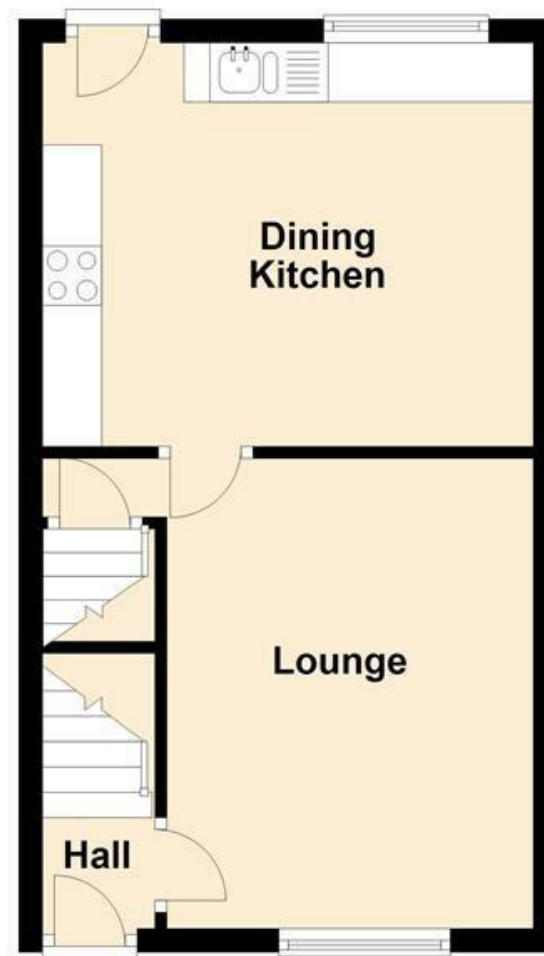


## Basement



## Ground Floor



## First Floor



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.
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**Wright Marshall**  
Estate Agents

9 CHARLES STREET, BUXTON SK17 7BD

**£149,950**



**NO ONWARD CHAIN.** A very well presented stone built mid terraced property **SITUATED WITHIN WALKING DISTANCE OF BUXTON.** Ideally suited for either a first time buyer or a buy to let investor. Comprising; hall, lounge, fitted dining kitchen, **TWO DOUBLE BEDROOMS** and fitted bathroom. Cellar room and enclosed rear yard.

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T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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**HALLWAY**

Entrance door, stairs to first floor, wall light point, radiator.

**LOUNGE**

13'0 x 10'1 (3.96m x 3.07m)  
Double glazed window, radiator, fireplace with wooden surround and electric fire, door to cellar.



**FITTED DINING KITCHEN**

12'7 x 11'2 (3.84m x 3.40m)  
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, space for washing machine, space for fridge/freezer and tumble dryer, two double glazed windows, frosted double glazed door, wood effect flooring, radiator, space for table and chairs.



**CELLAR ROOM**

12'11 x 12'2 (3.94m x 3.71m)  
Single chamber with power, lighting and meters.

**FIRST FLOOR LANDING**

Wall light point, access to first floor rooms.

**BEDROOM ONE**

13'0 x 9'9 (3.96m x 2.97m)  
Double glazed window, radiator, ceiling coving, built in storage cupboard with hanging space and shelving.



**BEDROOM TWO**

11'3 x 7'4 plus door recess (3.43m x 2.24m plus door recess)  
Double glazed window, radiator, airing cupboard with wall mounted central heating boiler, access to roof void.



**BATHROOM**

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



**EXTERNALLY**

The property benefits from an enclosed rear yard with decking, enclosed boundaries and gate to the rear.

