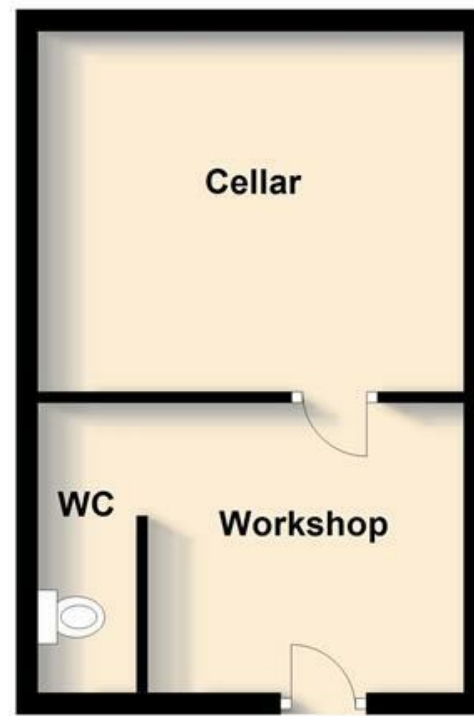
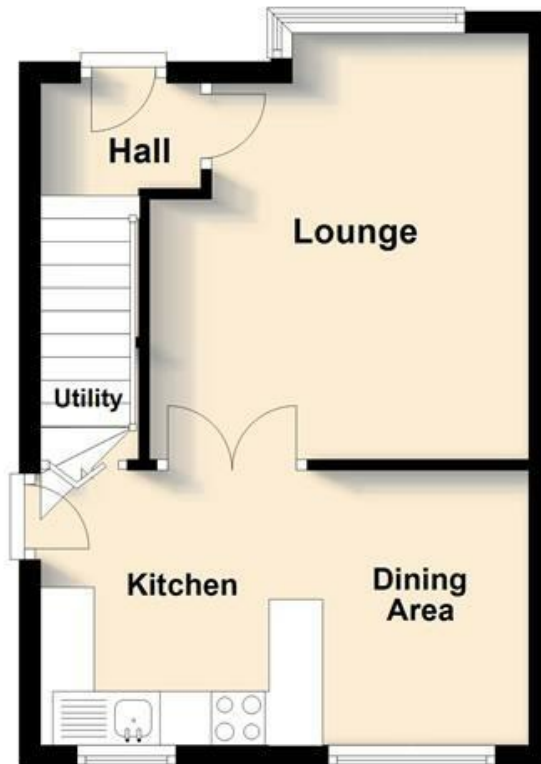


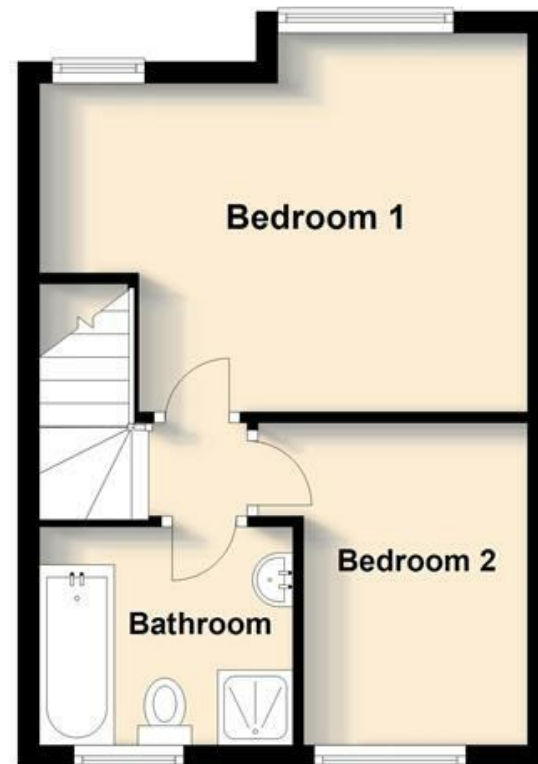
Lower Ground Floor



Ground Floor



First Floor



VIEWING RECOMMENDED. OFFERED FOR SALE WITH NO ONWARD CHAIN a well presented semi detached property situated within a popular location and benefitting from OFF ROAD PARKING together with a GOOD SIZED GARDEN with rooftop views. Comprising; hall, lounge, dining area, fitted kitchen, TWO BEDROOMS and bathroom. LOWER GROUND FLOOR with workshop, cellar room and WC.

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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:

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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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GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, radiator, stairs to first floor, glazed door leading to;

LOUNGE

13'0 x 11'7 (3.96m x 3.53m)

Double glazed window, radiator, picture rail, living flame gas fire with tiled hearth, glazed double doors leading to;



DINING AREA

8'4 x 7'6 (2.54m x 2.29m)

Cast iron stove with tiled hearth, fitted storage cupboard, radiator, double glazed window with roof top views, opening onto;



FITTED KITCHEN

8'5 x 6'11 (2.57m x 2.11m)

Fitted with base mounted units with work surfaces over and

matching returns, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for fridge/freezer, double glazed window, frosted double glazed door to outside, door leading to utility cupboard with space for washing machine and tumble dryer above.



FIRST FLOOR

FIRST FLOOR LANDING

Frosted double glazed window, access to roof void.

BEDROOM ONE

14'11 x 12'9 into robes (4.55m x 3.89m into robes)

Fitted wardrobes, two double glazed windows, radiator.



BEDROOM TWO

9'9 x 6'11 plus door recess (2.97m x 2.11m plus door recess)

Double glazed window with roof top views, radiator.



BATHROOM

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



LOWER GROUND FLOOR

Accessed externally from the rear patio;

WORKSHOP

9'8 x 8'11 (2.95m x 2.72m)

Double glazed door, sink unit, wall mounted central heating boiler, opening onto WC and door leading to cellar room.

LOWER GROUND FLOOR WC

Low level WC, tiled flooring.

CELLAR ROOM

13'10 x 11'7 (4.22m x 3.53m)

Electric lighting.

EXTERNALLY

To the front of the house there is a block paved double driveway providing off road parking and steps leading to a front patio leading to the rear.

The rear of the property offers a good sized patio allowing access to the lower ground floor and enjoying roof top views, leading to the main garden, two ornamental ponds, enclosed boundaries and two greenhouses.



COUNCIL TAX BAND - B