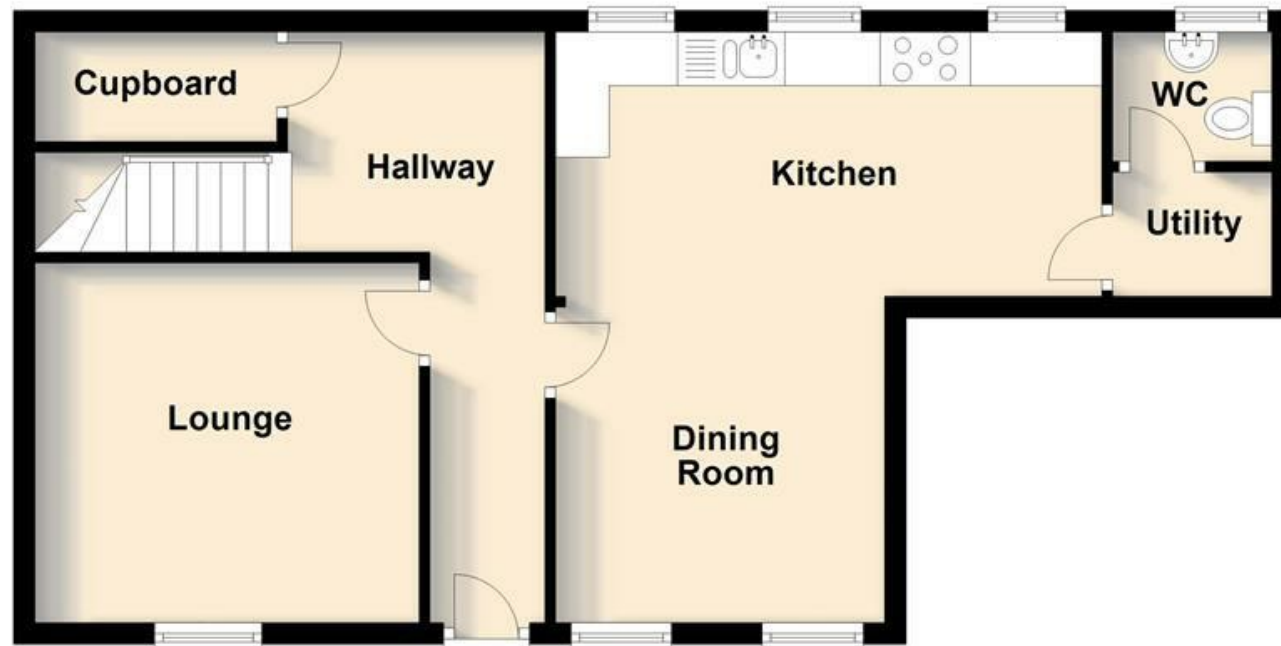


Ground Floor



First Floor



VIEWING HIGHLY RECOMMENDED. Forming part of a converted barn and situated just off Waterswallows Road in Buxton. OFFERED FOR SALE WITH NO ONWARD CHAIN and benefitting from spacious accommodation including; hallway, lounge, dining room, fitted kitchen with utility room, WC, TWO DOUBLE BEDROOMS (master with en-suite and walk in wardrobe) and a spacious bathroom. Externally there is an OFF ROAD PARKING SPACE together with an enclosed garden with decking.

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 HIGHLY RECOMMENDED. Forming part of a converted barn and situated just off Waterswallows Road in Buxton. OFFERED FOR SALE WITH NO ONWARD CHAIN and benefitting from spacious accommodation including; hallway, lounge, dining room, fitted kitchen with utility room, WC, TWO DOUBLE BEDROOMS (master with en-suite and walk in wardrobe) and a spacious bathroom. Externally there is an OFF ROAD PARKING SPACE together with an enclosed garden with decking.

### ENTRANCE HALLWAY

Double glazed entrance door, exposed beam, stairs to first floor, two storage cupboards and under stairs storage.

### LOUNGE

11'9 x 11'0 (3.58m x 3.35m)  
Double glazed window, radiator.



### DINING ROOM

10'0 x 9'10 (3.05m x 3.00m)  
Two double glazed windows, exposed beam, opening onto;



### FITTED KITCHEN

16'7 x 7'4 (5.05m x 2.24m)  
Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with five ring gas hob and double extractor above, fitted dishwasher, space for American style fridge/freezer, radiator, three double glazed windows.



### UTILITY ROOM

5'11 x 3'0 (1.80m x 0.91m)  
Space for washing machine and tumble dryer above, radiator, door to;

### DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, double glazed window.

### FIRST FLOOR LANDING

Two double glazed Velux style windows, exposed beam, radiator.

### BEDROOM ONE

11'9 x 11'0 (3.58m x 3.35m)  
Double glazed window, radiator, door to walk in wardrobe, door to;



### EN-SUITE WET ROOM

Shower fittings with soak away, low level WC, pedestal wash hand basin, tiled flooring, tiled walls, heated towel rail, feature glass bricks, extractor fan.



### BEDROOM TWO

13'9 x 9'10 plus recess (4.19m x 3.00m plus recess)  
Double glazed window, radiator.



### BATHROOM

10'1 x 7'4 (3.07m x 2.24m)  
Claw foot bath, shower fittings with soak away, low level WC, pedestal wash hand basin, tiled walls, tiled flooring, heated towel rail.



### EXTERNALLY

The property offers a parking space to the front together with an enclosed garden area with decking and seating.

