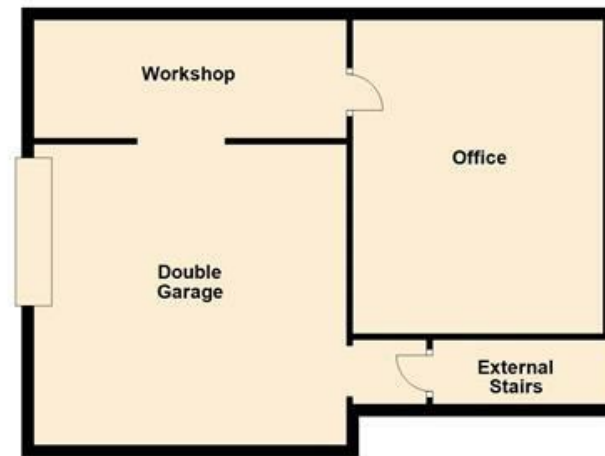




Lower Ground Floor



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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

INTERNAL VIEWING ESSENTIAL. A rather unique detached property offering spacious accommodation set over three floors including a lower ground floor garage, workshop and office (with potential for conversion into a separate annex). Enjoying pleasant views to the front and briefly comprising; porch, lounge, dining room, fitted kitchen, conservatory, three first floor bedrooms (master with en-suite) plus a study and family bathroom. Externally there is a driveway together with enclosed rear gardens.

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INTERNAL VIEWING ESSENTIAL. A rather unique detached property offering spacious accommodation set over three floors including a lower ground floor garage, WORKSHOP and OFFICE (with potential for conversion into a separate annex). Enjoying pleasant views to the front and briefly comprising; porch, lounge, dining room, fitted kitchen, conservatory, three first floor bedrooms (master with en-suite) plus a study and family bathroom. Externally there is a DRIVEWAY together with enclosed rear gardens.

ENTRANCE PORCH

Double glazed entrance door, double glazed window, door leading to;

LOUNGE

17'5 x 13'8 (5.31m x 4.17m)

Double glazed window, double glazed French doors to conservatory, wooden fire surround with marble effect hearth and back with living flame gas fire, two radiators, two wall light points, dado rail, ceiling coving, wooden flooring, double doors to dining room.



CONSERVATORY

11'0 x 7'2 (3.35m x 2.18m)

Double glazed windows to three sides, double glazed French doors to outside, tiled flooring.



DINING ROOM

17'1 x 16'6 (5.21m x 5.03m)

Two double glazed windows, two radiators, stairs to first floor, built in storage cupboard and under stairs storage cupboard, wooden flooring, double doors to kitchen.



KITCHEN

17'2 x 6'9 (5.23m x 2.06m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, fitted fridge, space for washing machine, tumble dryer and dishwasher, double glazed window, fitted breakfast bar, wood effect flooring.



FIRST FLOOR LANDING

A galleried landing with access to first floor bedrooms.



MASTER BEDROOM

17'4 x 13'8 (5.28m x 4.17m)

A spacious room with double glazed window offering views to front, fitted wardrobes with drawer units, wooden flooring, radiator, door to;



EN-SUITE

Shower cubicle with shower fittings, enclosed cistern WC, vanity wash hand basin, heated towel rail, double glazed Velux style window, part tiled walls and tiled flooring.



BEDROOM TWO

11'6 x 7'11 (3.51m x 2.41m)

Double glazed window with views, radiator, wooden flooring.



BEDROOM THREE

11'8 x 6'10 into robes (3.56m x 2.08m into robes)

Built in wardrobes, wooden flooring, radiator, double glazed Velux style window.



STUDY

8'3 x 4'11 (2.51m x 1.50m)

Double glazed Velux style window, radiator, wooden flooring.

BATHROOM

Walk in double shower cubicle, enclosed cistern WC, vanity wash hand basin, heated towel rail, tiled walls, tiled flooring, double glazed Velux style window.

LOWER GROUND FLOOR

With separate entrance accessed from a staircase to the front of the house.

SPACIOUS GARAGE

17'2 x 16'1 (5.23m x 4.90m)

Single electric roller shutter door, power and lighting, radiator, opening onto;

WORKSHOP

17'3 x 6'11 (5.26m x 2.11m)

Meters, radiator, power and lighting, double glazed door leading to;

OFFICE

16'3 x 13'3 (4.95m x 4.04m)

Radiator, power and lighting.

EXTERNALLY

To the front of the house there is a driveway for 2 cars, gated access to the rear and a staircase leading to the lower ground floor.

The rear garden offers a patio area leading to the main garden, laid to lawn with border and plantings, steps lead to an additional area of the garden with further borders and mature plantings.

