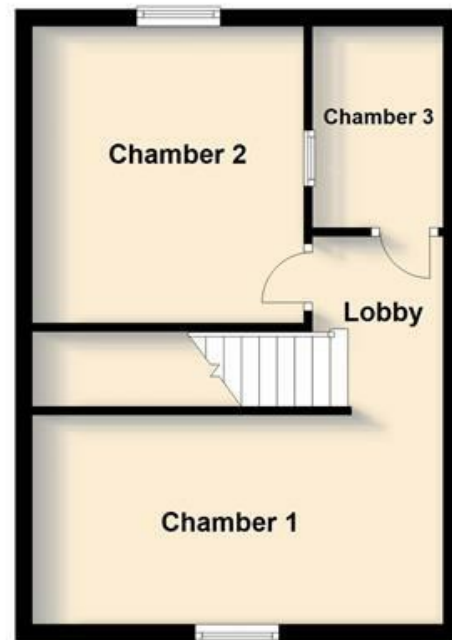
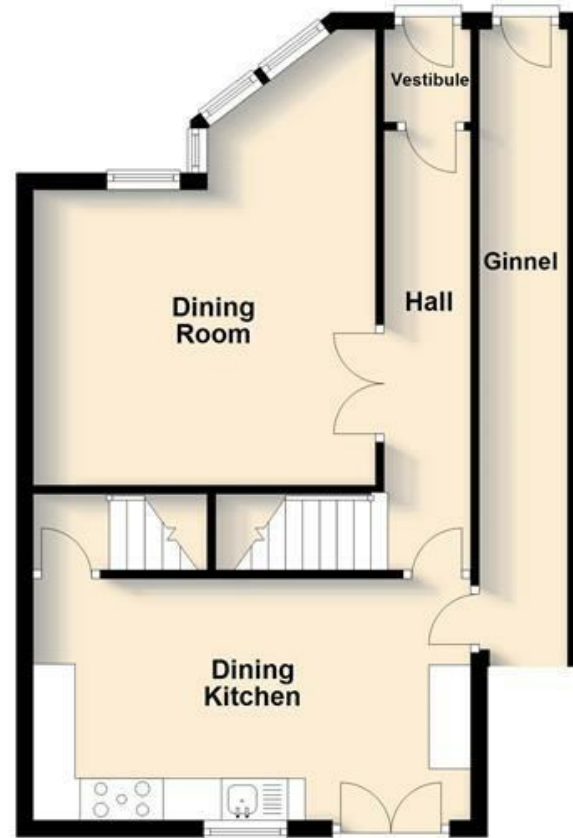


Converted Cellars



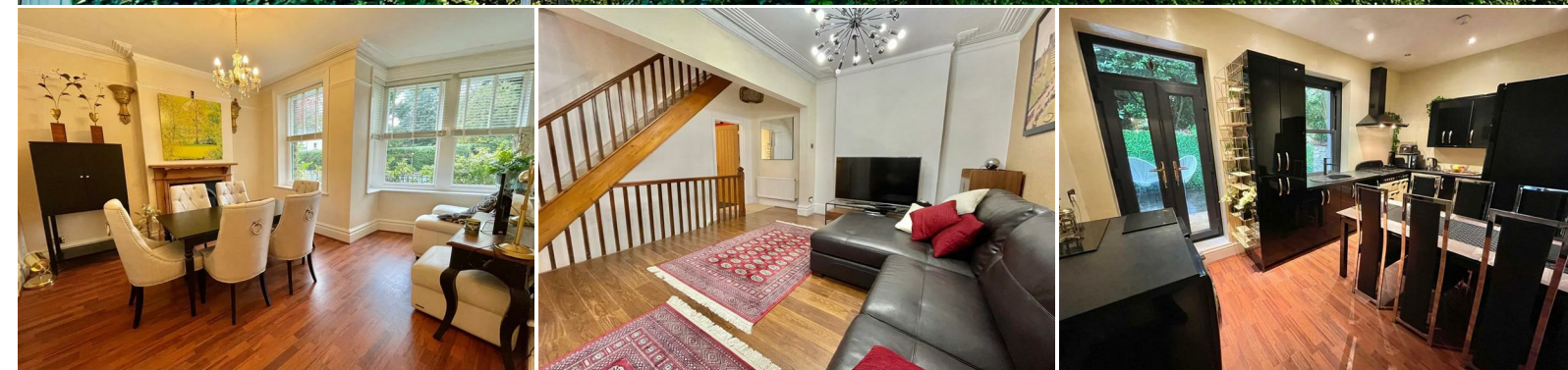
Ground Floor



First Floor



Second 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.

Directly overlooking and SITUATED WITHIN WALKING DISTANCE OF PAVILION GARDENS this delightful period semi detached property formerly offering five bedrooms is OFFERED FOR SALE WITH NO ONWARD CHAIN and offers unique accommodation comprising; hallway, dining room, fitted dining kitchen, CONVERTED CELLAR ROOMS, spacious first floor living room (previously two bedrooms), THREE FURTHER BEDROOMS and fitted wet room. Externally there is a small garden frontage together with an enclosed patio garden with walled surround. VIEWING HIGHLY RECOMMENDED.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
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ENTRANCE VESTIBULE

Frosted double glazed entrance door, wood effect flooring, internal door leading to;

HALLWAY

Stairs to first floor, radiator, double doors leading to;



DINING ROOM

17'11 narrowing to 11'7 x 13'5 (5.46m narrowing to 3.53m x 4.09m) Fireplace with wooden surround, living flame gas fire with cast iron inserts and tiled hearth, four sash windows overlooking the entrance to Pavilion Gardens, picture rail, ceiling coving, wood effect flooring, radiator.



DINING KITCHEN

15'11 x 9'6 (4.85m x 2.90m) Fitted with wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, space for range style gas cooker with extractor above, space for fridge/freezer, space for washing machine and slimline dishwasher, double glazed sash window, double glazed French doors, double glazed door to side and door leading to cellars.

LOWER GROUND FLOOR LOBBY

Converted cellars access from the lobby, tiled flooring, radiator.

CHAMBER ONE

16'0 x 8'2 (4.88m x 2.49m) Tiled flooring, glazed window, radiator.



CHAMBER TWO

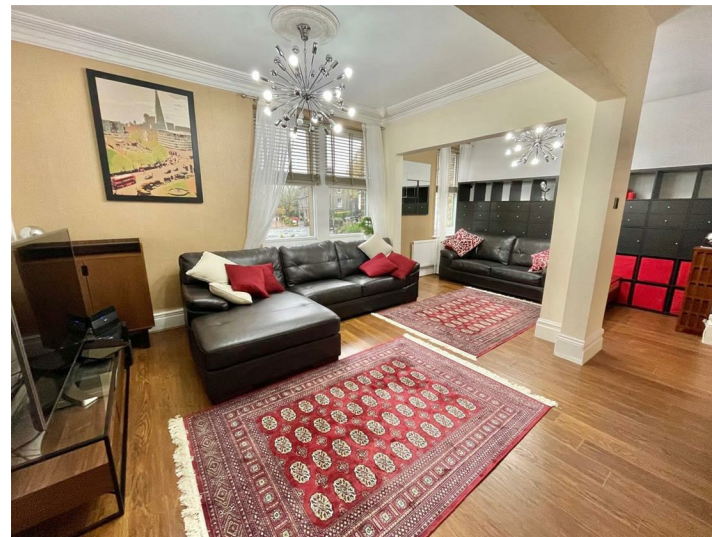
10'9 x 10'0 (3.28m x 3.05m) Tiled flooring, glazed window, radiator and meters.

CHAMBER THREE

7'0 x 5'5 (2.13m x 1.65m) Glazed internal window.

FIRST FLOOR LIVING ROOM

21'2 x 15'3 (6.45m x 4.65m) A superb open plan living room (previously offering two bedrooms though converted by the current owner). Two radiators, three sash windows overlooking the gardens, wood effect flooring, stairs to second floor.



SEPARATE WC

Low level WC, pedestal wash hand basin, frosted double glazed window, tiled flooring, part tiled walls.

BEDROOM THREE

16'3 x 6'4 (4.95m x 1.93m) two double glazed windows, radiator.



SECOND FLOOR LANDING

15'7 x 5'5 (4.75m x 1.65m) Double glazed Velux style window, eaves storage cupboard, wood effect flooring.

BEDROOM ONE

11'8 x 9'6 (3.56m x 2.90m) Sash window, radiator, wood effect flooring.



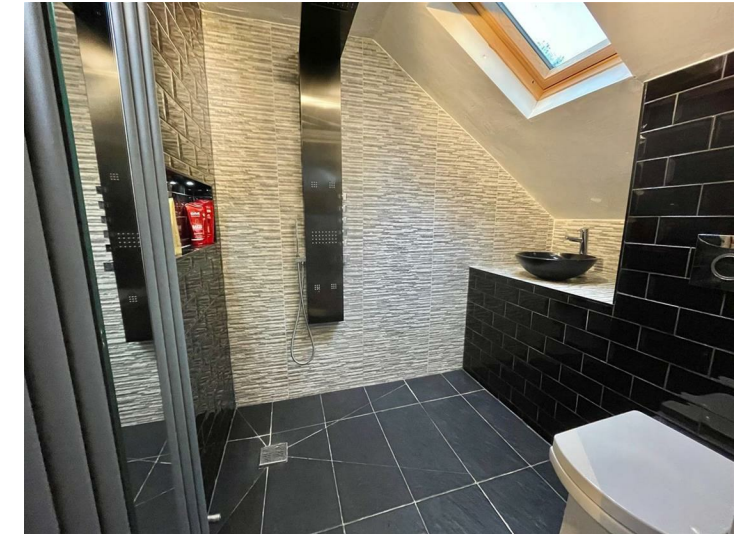
BEDROOM TWO

9'6 x 8'10 (2.90m x 2.69m) Sash window, radiator, wood effect flooring, access to roof void.



WET ROOM

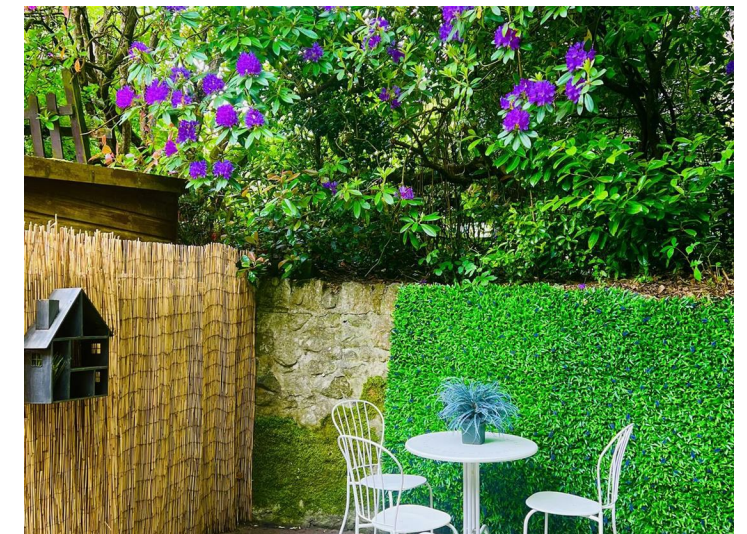
Multi jet shower with drencher style overhead fitting, vanity wash hand basin with mixer tap, enclosed cistern WC, tiled walls, tiled flooring with drain away, feature radiator, double glazed Velux style window.



EXTERNALLY

The property benefits from a ginnel to the side of the house allowing additional storage together with access to the rear.

The front offers a small garden frontage with seating area and additional seating area to the side. The rear of the house offers an enclosed patio garden with walled surround and further seating.



REAR PATIO GARDEN

