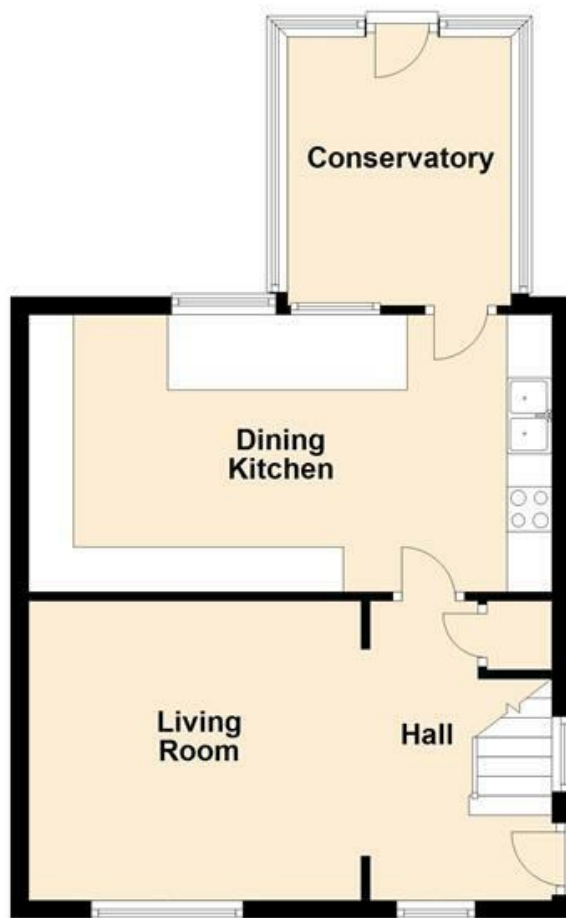
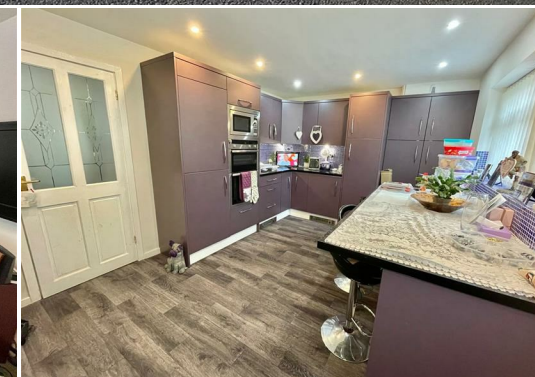
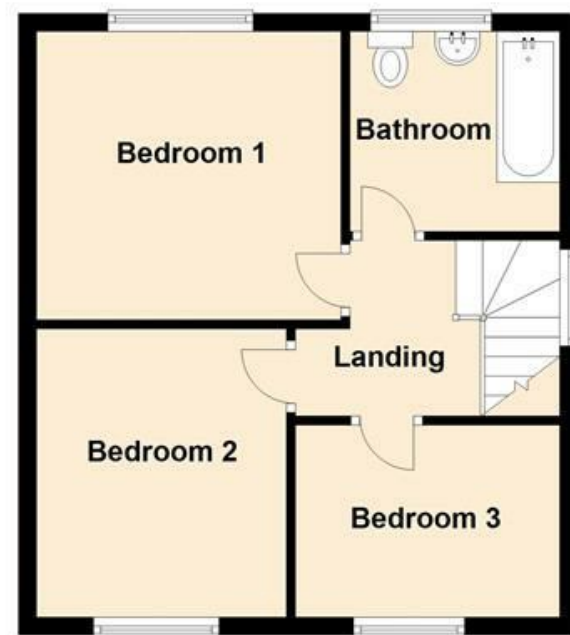




Ground Floor



First Floor



EARLY VIEWING IS RECOMMENDED. A well presented end of terrace property situated within a cul-de-sac location and benefitting from both a CONSERVATORY together with driveway parking and a GOOD SIZED REAR GARDEN. Comprising; hallway, living room, fitted dining kitchen, conservatory, THREE BEDROOMS and fitted bathroom.

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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HALLWAY

Double glazed entrance door, two double glazed windows, stairs to first floor, radiator, archway opening onto;



LIVING ROOM

11'1 x 10'11 (3.38m x 3.33m)

Double glazed window, corner fireplace with marble surround and living flame gas fire.



DINING KITCHEN

19'2 x 10'1 (5.84m x 3.07m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted double oven with four ring gas hob and extractor above, space for fridge/freezer, fitted dishwasher, fitted washing machine, cupboard housing central heating boiler, fitted breakfast bar, two double glazed windows, frosted double glazed door, concealed lighting, pop up television unit, double glazed door leading to;



CONSERVATORY

9'5 x 7'10 (2.87m x 2.39m)

Double glazed windows to three sides, double glazed door to garden, wall light point.



FIRST FLOOR LANDING

Double glazed window, wood effect flooring, access to roof void.

BEDROOM ONE

10'6 x 10'2 (3.20m x 3.10m)

Double glazed window, radiator, wood effect flooring.



BEDROOM TWO

10'11 x 8'5 (3.33m x 2.57m)

Double glazed window, radiator, wood effect flooring.



BEDROOM THREE

8'9 x 7'3 maximum (2.67m x 2.21m maximum)

Double glazed window, wood effect flooring, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC,

pedestal wash hand basin, frosted double glazed window, radiator, tiled walls.



EXTERNALLY

To the front of the house there is a driveway providing ample off road parking and allowing access to the rear.

The rear of the property offers a good sized enclosed garden, laid to lawn with borders, outside lighting and two outhouse storage units.

