



EARLY VIEWING HIGHLY RECOMMENDED. A substantial stone built end of terraced situated WITHIN WALKING DISTANCE OF BUXTON & PAILION GARDENS.

Comprising; vestibule, hall, living room, dining kitchen, utility/WC, cellars, FIVE BEDROOMS plus a store room, fitted bathroom and additional WC. Externally there is walled frontage and a paved yard to the rear.

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.

EARLY VIEWING HIGHLY RECOMMENDED. A substantial stone built end of terraced situated WITHIN WALKING DISTANCE OF BUXTON & PAILION GARDENS. Comprising; vestibule, hall, living room, dining kitchen, utility/WC, cellars, FIVE BEDROOMS plus a store room, fitted bathroom and additional WC. Externally there is walled frontage and a paved yard to the rear.

ENTRANCE VESTIBULE

Entrance door, wood flooring, ceiling coving, stained glass internal door to;

HALLWAY

Parquet flooring, radiator, stairs to first floor, ceiling coving. Inner hallway with cellar access.



LIVING ROOM

16'9 x 12'10 (5.11m x 3.91m)
Double glazed sash bay window, double glazed sash window, two wall light points, ceiling coving, fireplace with inset cast iron open fire with tiled inserts, parquet flooring, two radiators, opening onto;



DINING KITCHEN

14'7 x 13'8 (4.45m x 4.17m)
Base mounted units with work surfaces over and tiled splash backs, Belfast style sink unit, space for fridge/freezer, space for dishwasher, fitted oven with fitted microwave and four ring electric hob with extractor above, wooden flooring, radiator, double glazed sash window, door to outside.



UTILITY/WC

10'8 x 9'7 (3.25m x 2.92m)
Low level WC, single drainer sink unit, space for washing machine and tumble dryer, wall mounted central heating boiler, built in storage cupboard.

CELLAR ROOMS

16'10 x 6'2 (5.13m x 1.88m)
Access from the inner hallway and benefitting from a hallway with power and lighting and door to rear yard. Access to;

CHAMBER ONE

14'11 x 11'9 into bay (4.55m x 3.58m into bay)
Double glazed bay window, cast iron stove with tiled surround, radiator.

CHAMBER TWO

13'10 x 9'7 plus bay (4.22m x 2.92m plus bay)
Glazed window, radiator.

CHAMBER THREE

10'9 x 4'7 (3.28m x 1.40m)
Glazed window, power and lighting.

FIRST FLOOR LANDING

24'4 x 9'9 narrowing to 6'9 (7.42m x 2.97m narrowing to 2.06m)
A spacious landing with double glazed sash window, stairs to second floor, radiator and two wall light points.



BEDROOM ONE

14'7 x 13'8 into bay (4.45m x 4.17m into bay)
Double glazed sash bay window, fireplace with cast iron open fire, ceiling coving, ceiling rose, three wall light points.

BEDROOM TWO

16'9 x 13'1 into bay (5.11m x 3.99m into bay)
(currently used as a sitting room) Double glazed sash bay window, fireplace with cast iron open fire with tiled inserts, ceiling coving, glazed French doors leading to a first floor glazed fernery.



BATHROOM

9'2 x 7'7 (2.79m x 2.31m)
Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, wooden flooring, frosted double glazed window.



SECOND FLOOR LANDING

Access to second floor rooms.

BEDROOM THREE

14'7 x 13'9 maximum (4.45m x 4.19m maximum)
Double glazed sash window, radiator, access to roof void, built in storage cupboard.

BEDROOM FOUR

12'0 x 12'0 plus door recess (3.66m x 3.66m plus door recess)
Double glazed sash window, cast iron fireplace with open fire and tiled inserts, radiator, built in wardrobe.



BEDROOM FIVE

14'1 narrowing to 9'5 x 8'4 (4.29m narrowing to 2.87m x 2.54m)
Double glazed sash window, radiator.

SEPARATE WC

Low level WC, frosted double glazed window.

STORE ROOM

6'6 x 6'0 (1.98m x 1.83m)
A useful storage room with lighting (could be converted in an en-suite or additional bathroom).

EXTERNALLY

The property has a small walled garden frontage together with a rear yard accessed via steps to the rear of the house.

