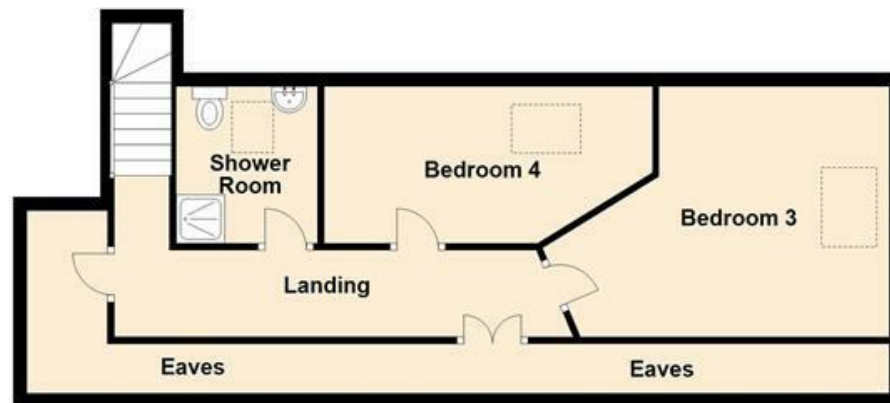


Ground Floor



First Floor



Detached Workshop



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 IS ESSENTIAL. This spacious and well-presented DETACHED BUNGALOW is situated in a popular location and is set within a generous plot, offering well-maintained gardens both to the front and rear. Internally, the property comprises a porch, reception hallway, living room, dining room, fitted kitchen, FOUR BEDROOMS, a family bathroom, and an additional shower room.

Externally, the property features GOOD-SIZED GARDENS, driveway parking, an attached garage, and a DETACHED WORKSHOP at the rear. Additionally, the property offers ample storage and flexible living space. The first-floor bedrooms also have the potential for expansion by installing a dormer window (subject to planning permission).

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarpoley

EARLY VIEWING IS ESSENTIAL. This spacious and well-presented DETACHED BUNGALOW is situated in a popular location and is set within a generous plot, offering well-maintained gardens both to the front and rear. Internally, the property comprises a porch, reception hallway, living room, dining room, fitted kitchen, FOUR BEDROOMS, a family bathroom, and an additional shower room.

Externally, the property features GOOD-SIZED GARDENS, driveway parking, an attached garage, and a DETACHED WORKSHOP at the rear. Additionally, the property offers ample storage and flexible living space. The first-floor bedrooms also have the potential for expansion by installing a dormer window (subject to planning permission).

ENTRANCE PORCH

8'8 x 3'9 (2.64m x 1.14m)
Double glazed windows, double glazed French doors, wood effect flooring.

RECEPTION HALLWAY

10'0 x 9'8 (3.05m x 2.95m)
A spacious hallway with parquet flooring, plate rack, frosted entrance door, radiator.



LIVING ROOM

13'6 x 14'4 into bay (4.11m x 4.37m into bay)
Double glazed bay window, radiator, fireplace with stone effect surround and living flame gas fire.



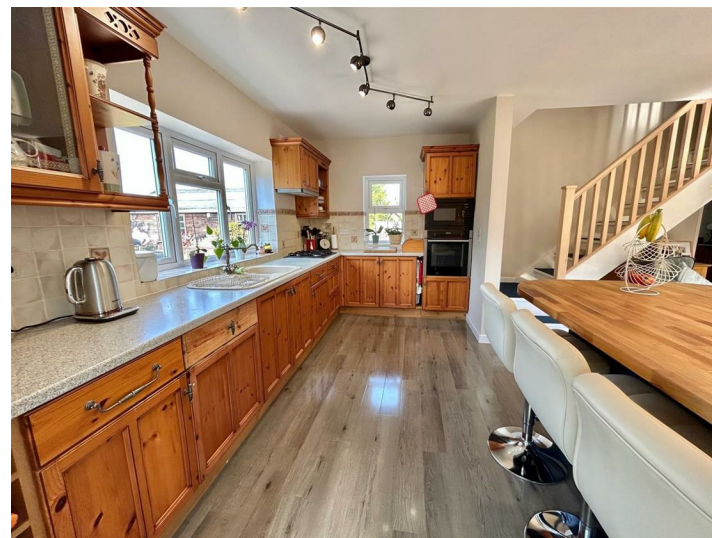
DINING ROOM

13'6 x 12'0 (4.11m x 3.66m)
Double glazed French doors to outside, built in storage cupboard with wall mounted central heating boiler, cast iron gas stove, radiator, wood effect flooring, stairs to first floor, opening onto;



FITTED KITCHEN

13'5x 7'3 (4.09mx 2.21m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with microwave and four ring gas hob with extractor above, fitted dishwasher, two double glazed windows, wood effect flooring, fitted dining island with oak work surface over.



SIDE PORCH

5'11 x 5'0 (1.80m x 1.52m)
Frosted double glazed windows, frosted double glazed door, radiator, wood effect flooring.

BEDROOM ONE

13'7 x 14'3 into bay (4.14m x 4.34m into bay)
Double glazed bay window, radiator.



BEDROOM TWO

13'7 x 11'11 (4.14m x 3.63m)
Double glazed window, radiator.



FAMILY BATHROOM

Corner bath with hand held shower fittings over, low level WC, pedestal wash hand basin, separate shower cubicle with shower fittings over, part tiled walls, radiator, frosted double glazed window.

CLOAKROOM

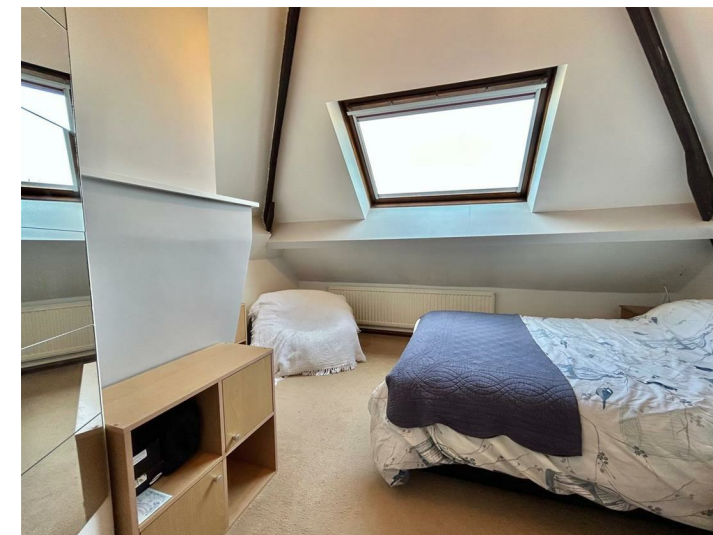
Accessed from the hallway and benefitting from hanging space and a double glazed window to the rear.

FIRST FLOOR LANDING

Door allowing access to attic space and eaves storage areas.

BEDROOM THREE

12'4 x 12'3 overall (3.76m x 3.73m overall)
Double glazed Velux style window, radiator, access to roof void.

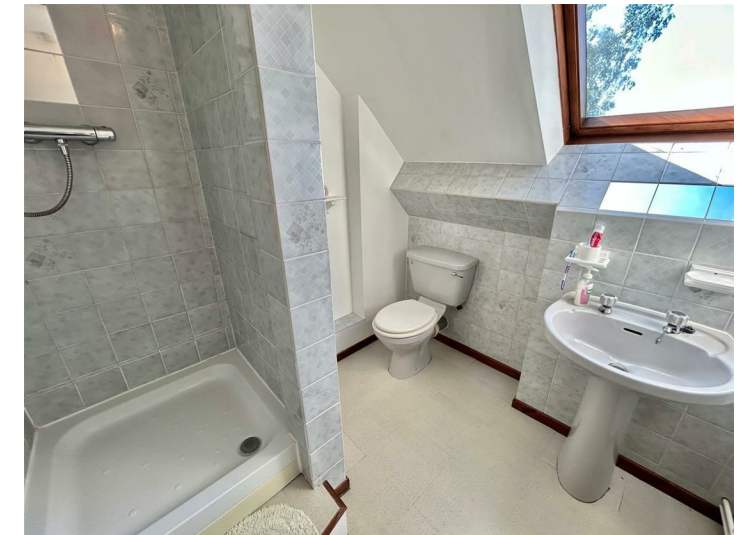


BEDROOM FOUR

15'7 x 7'2 (4.75m x 2.18m)
Double glazed Velux style window, radiator.

SHOWER ROOM

Shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, double glazed Velux style window, radiator, part tiled walls.



EXTERNALLY

To the front of the property there is a garden, laid to lawn with border, pedestrian gate with walkway, driveway providing off road parking leading to the garage and rear.

The rear of the bungalow offers a good sized garden, laid to lawn with border, patio area and a side patio accessed from the dining room.



DETACHED WORKSHOP

23'9 x 11'10 (7.24m x 3.61m)
Double doors to front, two double glazed windows to side, electric power and lighting.

