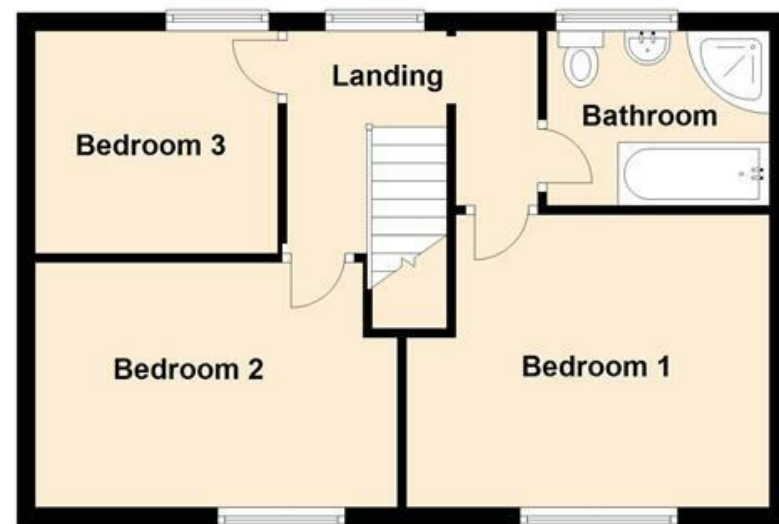


Ground Floor



First Floor



EARLY VIEWING IS A MUST! This very well-presented mid-terraced property is situated within a popular location, offering spacious accommodation throughout. It comprises a hallway, lounge, fitted dining kitchen with utility, conservatory, **THREE BEDROOMS**, and a fitted bathroom. Externally, there is a driveway providing ample **OFF-ROAD PARKING**, along with a low maintenance rear garden.

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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 A MUST! This very well-presented mid-terraced property is situated within a popular location, offering spacious accommodation throughout. It comprises a hallway, lounge, fitted dining kitchen with utility, conservatory, THREE BEDROOMS, and a fitted bathroom. Externally, there is a driveway providing ample OFF-ROAD PARKING, along with a low maintenance rear garden.

ENTRANCE HALLWAY

Double glazed entrance door, double glazed window, stairs to first floor, under stairs storage cupboard, radiator.

LOUNGE

17'4" x 11'5" (5.3 x 3.5)

Double glazed window, radiator, gas fire, double glazed French doors opening onto;



CONSERVATORY

11'9" x 7'7" (3.6 x 2.33)

Double glazed windows to three sides, double glazed French doors to garden, radiator.

FITTED DINING KITCHEN

17'4" x 8'10" (5.3 x 2.7)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with five ring gas hob and extractor above, fitted dishwasher, fitted fridge/freezer, radiator, double glazed window to both front and rear.



UTILITY ROOM

6'7" x 5'10" (2.03 x 1.8)

Double glazed door leading to garden, work surface, space for washing machine, space for dryer, wall mounted central heating boiler, double glazed window.

FIRST FLOOR LANDING

Access to roof void, double glazed window, radiator.

BEDROOM ONE

11'5" x 10'1" (3.5 x 3.08)

Double glazed window, radiator.



BEDROOM TWO

13'7" x 8'4" (4.15 x 2.55)

Double glazed window, radiator.



BEDROOM THREE

8'11" x 8'1" (2.73 x 2.48)

Double glazed window, radiator.



BATHROOM

8'4" x 6'0" (2.55 x 1.85)

Panelled bath, separate shower cubicle with shower fittings over, wash hand basin, frosted double glazed window, heated towel rail.



EXTERNALLY

To the front of the property there is a driveway providing off the road parking.

The rear of the house benefits from a patio area leading to the main garden, laid to lawn with borders and enclosed boundaries.



NOTE

This property is believed to be freehold, subject to solicitor verification.

Council Tax Band - C

EPC Rating - D