



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

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.

This well presented THREE BEDROOM SEMI DETACHED home is situated in a popular residential area just a short distance from the town centre. The accommodation comprises an entrance hallway, living room, modern dining kitchen with integrated appliances, garden room, and a ground floor WC.

To the first floor are three well proportioned bedrooms and a modern shower room. Externally, the property benefits from a GATED DRIVEWAY, a low maintenance rear garden, and a DETACHED GARAGE.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

This well presented THREE BEDROOM SEMI DETACHED home is situated in a popular residential area just a short distance from the town centre. The accommodation comprises an entrance hallway, living room, modern dining kitchen with integrated appliances, garden room, and a ground floor WC. To the first floor are three well proportioned bedrooms and a modern shower room. Externally, the property benefits from a GATED DRIVEWAY, a low maintenance rear garden, and a DETACHED GARAGE.

### HALLWAY

Composite door, radiator, and stairs to the first floor.

### LIVING ROOM

32'9" x 26'2" x 45'11" x 6" (10'8 x 14'2)  
uPVC double glazed window and radiator.

### DINING KITCHEN

9 x 14'4 (2.74m x 4.37m)  
uPVC double glazed window, fitted wall and base units, four ring induction hob, integral oven and microwave, 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, washing machine and dishwasher, radiator, and tiled flooring.

### GARDEN ROOM

7'7 x 8'6 (2.31m x 2.59m)  
uPVC double glazed sliding doors, double glazed window and skylight, electric radiator, and wood effect flooring.

### WC

uPVC double glazed window, WC, and tiled flooring.

### SIDE ENTRANCE VESTIBULE

uPVC door door to the side and understairs storage cupboard.

### LANDING

uPVC double glazed window, loft access, and radiator

### BEDROOM ONE

10'7 x 8'5 (3.23m x 2.57m)  
uPVC double glazed window, fitted wardrobes, and radiator.

### BEDROOM TWO

9'1 x 8'8 (2.77m x 2.64m)  
uPVC double glazed window and radiator.

### BEDROOM THREE

5'11 x 8'6 (1.80m x 2.59m)  
uPVC double glazed window and radiator.

### SHOWER ROOM

7'4 x 8'6 (max) (2.24m x 2.59m (max))  
uPVC double glazed window, enclosed shower cubicle with wall mounted shower fitment over, WC with push flush, wash basin with mixer tap, built in cupboard, radiator, tiled walls, and wood effect flooring.

### EXTERIOR

To the front of the property is a gated Tarmac driveway proving ample off road parking and low maintenance garden and composite decking to the rear.

### DETACHED GARAGE

Up and over door, electric light and power, uPVC window and service door to the side.

### NOTES

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D

