



This modern THREE BEDROOM semi-detached home offers spacious, well-presented accommodation comprising an entrance hall, fitted kitchen, living and dining room, ground floor WC, integral GARAGE, THREE DOUBLE BEDROOMS, en-suite, and a family bathroom. Externally, the property offers a tarmac DRIVEWAY, front lawn, and an enclosed rear garden with gated access.

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.

This modern THREE BEDROOM semi-detached home offers spacious, well-presented accommodation comprising an entrance hall, fitted kitchen, living and dining room, ground floor WC, integral GARAGE, THREE DOUBLE BEDROOMS, en-suite, and a family bathroom. Externally, the property offers a tarmac DRIVEWAY, front lawn, and an enclosed rear garden with gated access.

HALLWAY

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

KITCHEN

10'5 x 6'8 (3.18m x 2.03m)
uPVC double glazed windows, fitted wall and base units, four-ring gas hob with a stainless steel extractor, integral oven, fridge freezer, dishwasher, washing machine, and a radiator.



LIVING & DINING ROOM

11 x 20'9 x (max) (3.35m x 6.32m x (max))
uPVC double glazed double doors and window, and a radiator.



WC

3'3 x 5'10 (0.99m x 1.78m)
WC with a push flush, pedestal wash basin with a mixer tap, and a radiator.

INTEGRAL GARAGE

20'3 x 9'8 (6.17m x 2.95m)
uPVC and over garage door, light and power.

LANDING

uPVC double glazed window, built in cupboard, and loft access.

BEDROOM ONE

14'11 x 9 (4.55m x 2.74m)
Two uPVC double glazed windows and a radiator.



EN-SUITE

5'10 x 5'3 (1.78m x 1.60m)
uPVC double glazed window, enclosed shower cubicle with a wall mounted fixture, pedestal wash basin with a mixer tap, WC with a push flush, radiator, tiled walls, and wood effect flooring.



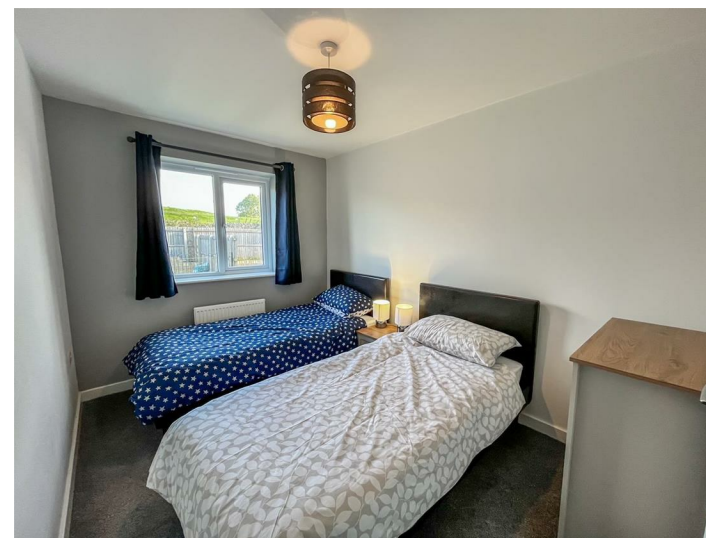
BEDROOM TWO

8'8 x 12'4 (2.64m x 3.76m)
uPVC double glazed windows and a radiator.



BEDROOM THREE

8'1 x 11'4 (2.46m x 3.45m)
uPVC double glazed windows and a radiator.



BATHROOM

6 x 7'3 (1.83m x 2.21m)
Bath with a wall mounted shower fixture, WC with a push flush, pedestal wash basin with a mixer tap, radiator, and tiled flooring.



EXTERIOR

The front of the property features a lawn and a driveway. At the rear, there is a lawn, a raised patio and an additional lawn area, all enclosed with gated access. The outdoor space is equipped with power and lighting.



NOTES

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