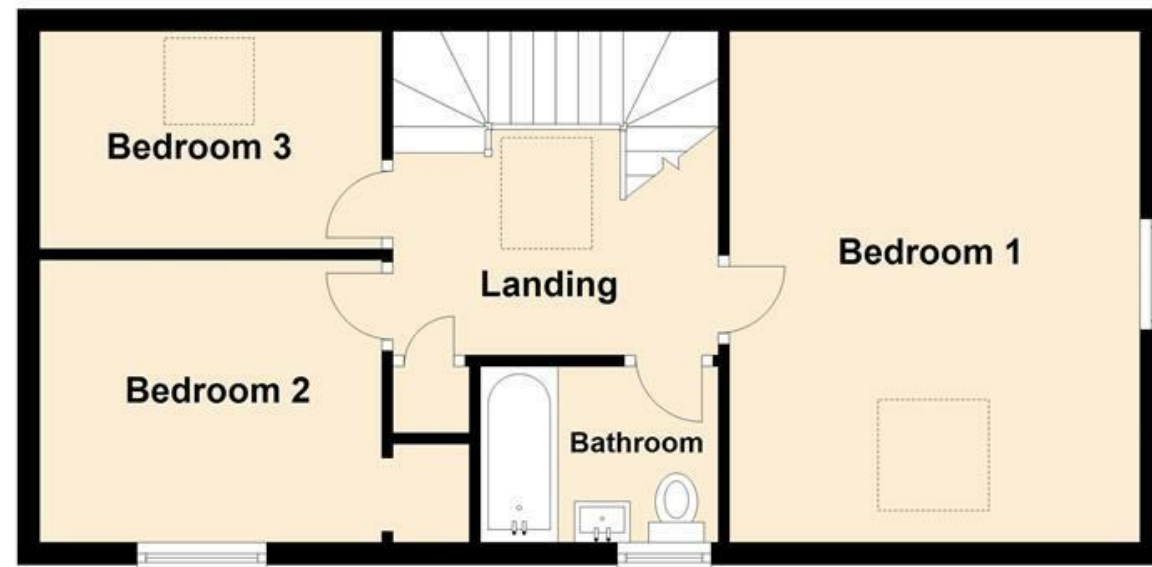


Ground Floor



First Floor



EARLY VIEWING ESSENTIAL. Set back from Waterswallows Road and within walking distance of Buxton High Peak Golf Club is this delightful stone built barn conversion. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; dining room, living room, breakfast kitchen, **THREE BEDROOMS** and family bathroom. Externally there is a private garden together with **DRIVEWAY** and **GARAGE**.

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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.

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LIVING ROOM

14'5 x 12'2 (4.39m x 3.71m)

Two double glazed windows, double glazed French doors to garden, wood effect flooring, cast iron stove, three wall light points, radiator, ceiling beams.



DINING ROOM

14'9 x 9'1 (4.50m x 2.77m)

Double glazed window, frosted double glazed entrance door, radiator, stairs to first floor, tiled flooring, glazed double doors leading to living room, door to;



BREAKFAST KITCHEN

14'7 x 9'8 (4.45m x 2.95m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for electric cooker with extractor above, four double glazed windows, space for fridge and freezer, tiled flooring, radiator, wall mounted central heating boiler, ceiling beams.



FIRST FLOOR LANDING

9'7 x 9'0 (2.92m x 2.74m)

Double glazed Velux style window, built in storage cupboard.



BEDROOM ONE

14'11 x 12'1 into wardrobes (4.55m x 3.68m into wardrobes)

Double glazed window, double glazed Velux style window, radiator, fitted wardrobes.



BEDROOM TWO

9'9 x 8'5 (2.97m x 2.57m)

Double glazed window, radiator, storage recess.



BEDROOM THREE

9'10 x 6'0 (3.00m x 1.83m)

Double glazed Velux style window, radiator, access to roof void.

BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin, frosted double glazed window, heated towel rail, tiled walls, tiled flooring.



EXTERNALLY

The property has a pleasant enclosed garden, laid to lawn with borders and a greenhouse, there is a further garden area to the side.



GARAGE

In addition to the gardens the property has a single garage with driveway parking, up and over door, power and lighting.

