



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.

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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.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated within a popular residential area, this **EXTENDED SEMI DETACHED HOME** offers spacious accommodation throughout and is conveniently positioned close to local schools and transport links.

Internally, the property comprises a porch, living room, fitted kitchen opening into a conservatory, dining room and utility room. Upstairs, there are **FOUR BEDROOMS** and a family bathroom. Externally, the property benefits from **OFF ROAD PARKING** with an EV charging point and an **ENCLOSED REAR GARDEN** with a patio and lawn.

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

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PORCH

uPVC door, radiator and wood effect flooring.

LIVING ROOM

15'6 x 14'5 (4.72m x 4.39m)

uPVC double glazed window, radiator, gas fire and stairs to the first floor.

KITCHEN

8'6 x 14'5 (2.59m x 4.39m)

Fitted wall and base units, four ring gas hob, integral oven, grill and microwave, 1.5 bowl sink and drainer with mixer tap over, plumbing for a washing machine, radiator, tiled flooring and opening to the;

CONSERVATORY

8'5 x 12 (2.57m x 3.66m)

uPVC double doors, double glazed windows and tiled flooring.

DINING ROOM

10'9 x 8 (3.28m x 2.44m)

uPVC door, double glazed windows and radiator.

UTILITY ROOM

9'5 x 8 (2.87m x 2.44m)

Composite door, uPVC double glazed windows, fitted base, wall and full height units, plumbing for a washing machine and wood effect flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

20'5 x 8 (6.22m x 2.44m)

Two uPVC double glazed windows, fitted wardrobes and radiator.

BEDROOM TWO

13'11 x 8'6 (4.24m x 2.59m)

uPVC double glazed window, fitted wardrobes and radiator.

BEDROOM THREE

10'1 x 8'6 max (3.07m x 2.59m max)

uPVC double glazed window and radiator.

BEDROOM FOUR

9'8 x 5'8 max (2.95m x 1.73m max)

uPVC double glazed window, built in cupboard and radiator.

BATHROOM

5'8 x 6'3 (1.73m x 1.91m)

uPVC double glazed window, bath with electric shower fitment, wash basin with mixer tap over, WC with push button flush, ladder style radiator, part tiled walls and tile effect flooring.

EXTERIOR

Tarmac driveway to the front. To the rear of the property is an enclosed garden with a seating area, steps leading up to the lawn with established flower beds, and a further paved patio.

NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

