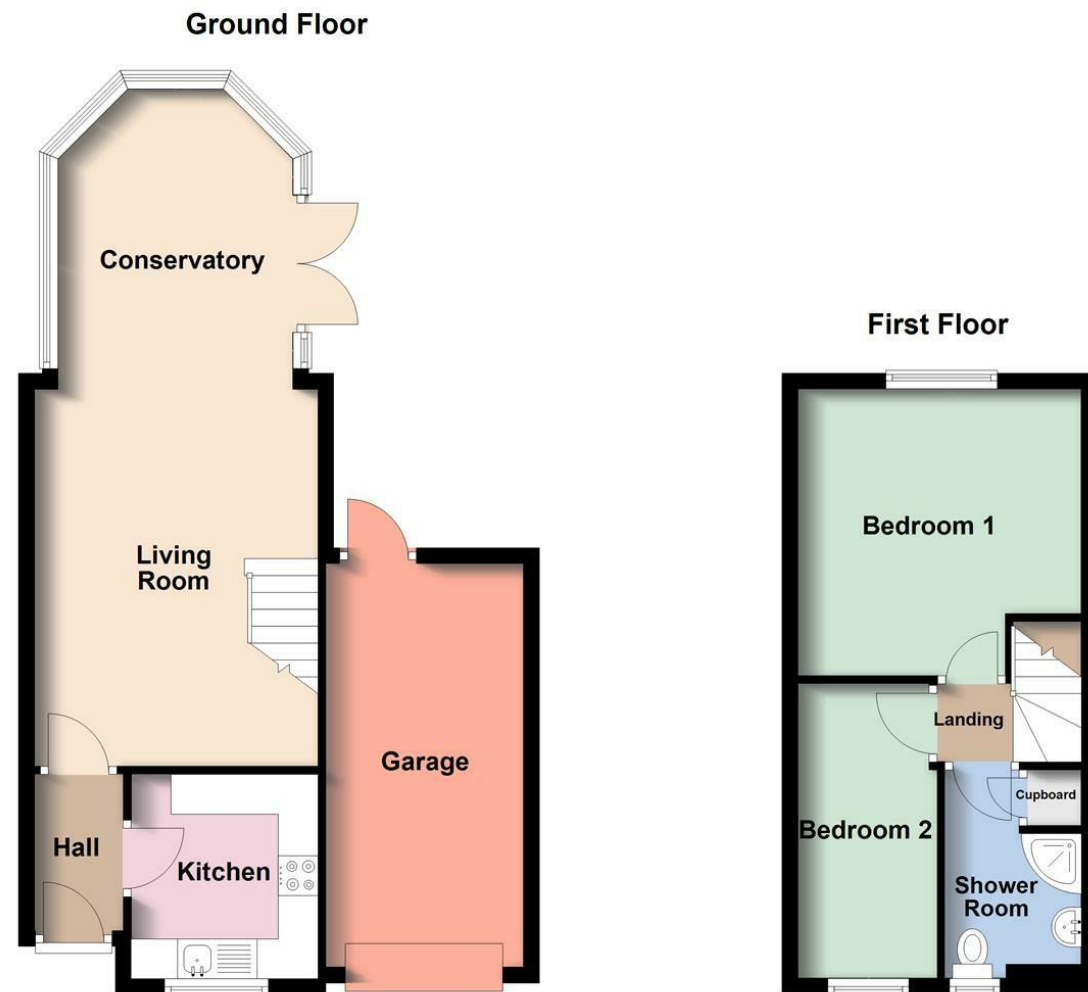




All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



This TWO BEDROOM SEMI DETACHED property is located on the popular Cavendish Fields development, close to the town centre, transport links and local amenities. The accommodation includes an entrance hall, living room opening into a conservatory, and a fitted kitchen. To the first floor are two bedrooms, with the main bedroom enjoying views over Buxton, and a shower room. Externally, the property benefits from a driveway providing OFF ROAD PARKING for two vehicles, a GARAGE, and an enclosed rear garden with patio.

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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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HALL

Timber entrance door, radiator and tiled flooring.

LIVING ROOM

15'7 x 11'9 (4.75m x 3.58m)

Radiator, stairs to the first floor and open to:

CONSERVATORY

11'6 x 9'8 (3.51m x 2.95m)

uPVC double glazed double doors and windows, and a radiator.

KITCHEN

8'5 x 7'9 (2.57m x 2.36m)

uPVC double glazed window, fitted wall and base units, sink and drainer with mixer tap, four ring gas hob, integral oven, plumbing for a washing machine, combi boiler and tile effect flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

11'11 x 11'9 (3.63m x 3.58m)

uPVC double glazed window, fitted wardrobe and a radiator.

BEDROOM TWO

12'2 x 5'9 (3.71m x 1.75m)

uPVC double glazed window and a radiator.

BATHROOM

8'6 x 5'8 (2.59m x 1.73m)

uPVC double glazed window, enclosed corner shower cubicle with wall mounted shower, pedestal wash basin with mixer tap, WC with push flush, ladder style radiator, part tiled walls and tiled flooring.

EXTERIOR

The property offers a tarmac driveway and lawn to the front. To the rear is an enclosed garden and patio.

GARAGE

16'8 x 8'2 (5.08m x 2.49m)

up & over garage door, lighting, & power, door to the rear.

NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

What3Words Location: trappings.concluded.hits

