



Wright Marshall
Estate Agents

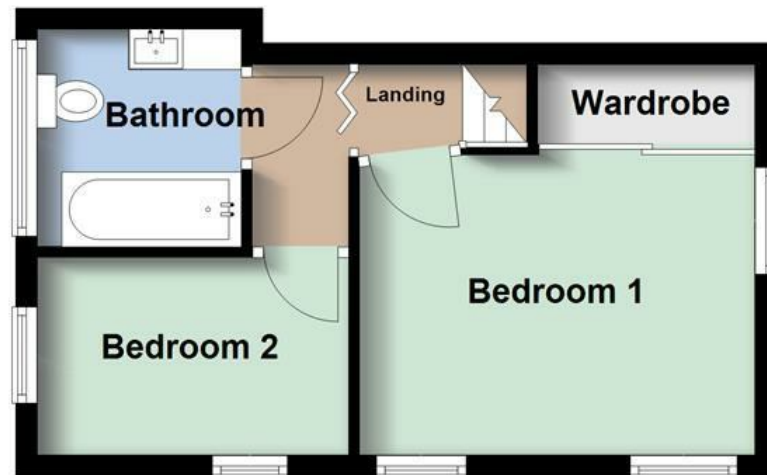
9 WYEHEAD ROSES LANE, OFF
MACCLESFIELD ROAD, BUXTON SK17 9AG

£275,000

Ground Floor



First Floor



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.



NO ONWARD CHAIN - This unique and characterful TWO-BEDROOM SEMI-DETACHED COTTAGE is located in a sought-after location close to Buxton town centre. The property features an entrance hall, a fitted kitchen, and an open-plan living room and dining area, two bedrooms, and a bathroom. Externally, the cottage benefits from OFF-ROAD PARKING via a block-paved driveway, a patio seating area to the front, and a lawned garden with established flower beds to the side and rear.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

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

NO ONWARD CHAIN - This unique and characterful TWO-BEDROOM SEMI-DETACHED COTTAGE is located in a sought-after location close to Buxton town centre. The property features an entrance hall, a fitted kitchen, and an open-plan living room and dining area, two bedrooms, and a bathroom. Externally, the cottage benefits from OFF-ROAD PARKING via a block-paved driveway, a patio seating area to the front, and a lawned garden with established flower beds to the side and rear.

ENTRANCE HALL

12 x 7'8 (3.66m x 2.34m)
uPVC door, two double glazed windows, two Velux windows, and wood-effect flooring.



KITCHEN

12 x 9'7 (3.66m x 2.92m)
Window, fitted base and wall units, two-ring electric hob, stainless steel sink and drainer with mixer tap over, integral fridge, integral washing machine, built-in cupboard, radiator, and tiled flooring.



LIVING ROOM

12 x 12'2 (3.66m x 3.71m)
Two double glazed windows, gas fire, radiator, stairs to the first floor, and open to:



DINING AREA

11'8 x 5'8 (3.56m x 1.73m)
uPVC double glazed double doors, two double glazed windows, and a radiator.



LANDING

Radiator.

BEDROOM ONE

9'3 x 12 (2.82m x 3.66m)
Three double glazed windows, built-in wardrobes with sliding doors, and a radiator.



BEDROOM TWO

6'1 x 9'5 (1.85m x 2.87m)
Two double glazed windows, radiator, and wood-effect flooring.



BATHROOM

6'5 x 6'1 (1.96m x 1.85m)
Double glazed window, panelled bath with electric shower fitment over, WC, wash basin, ladder-style radiator, tiled walls, and tile-effect flooring.



EXTERIOR

To the front is a block-paved driveway and patio seating area, while to the side and rear is a lawned garden with established flower beds, shed and summer house



NOTES

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