

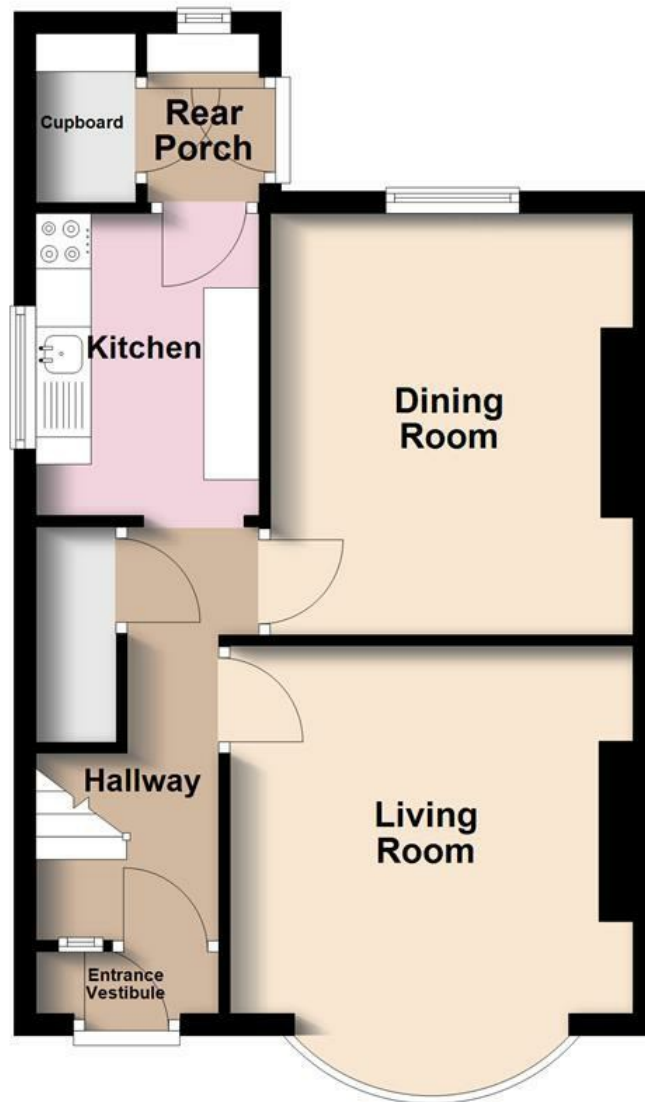


Wright Marshall
Estate Agents

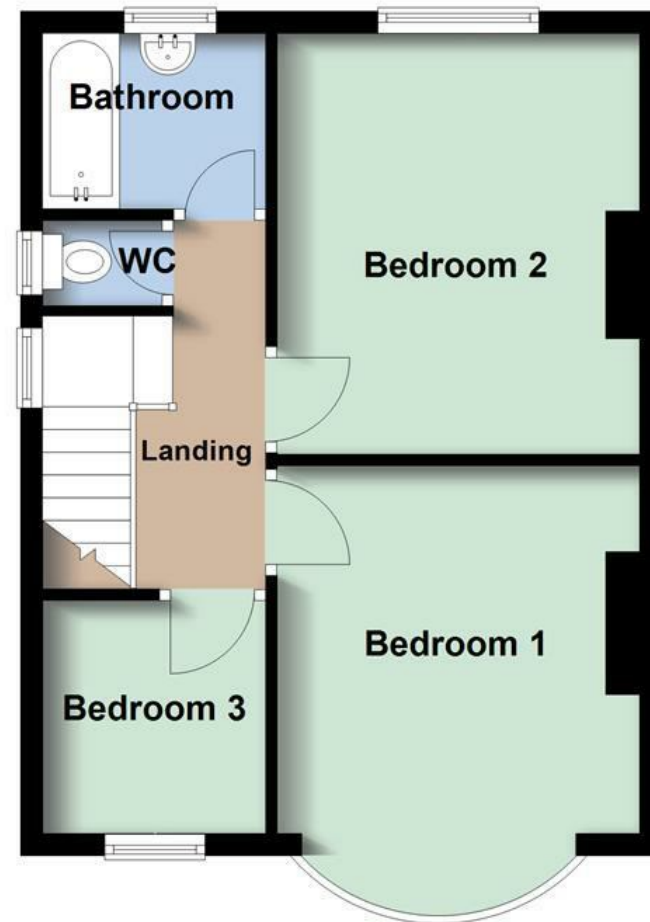
72 BROWN EDGE ROAD, BUXTON SK17 7AF

£260,000

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.



This THREE BEDROOM SEMI DETACHED home is offered for sale with NO ONWARD CHAIN and provides spacious accommodation requiring MODERNISATION throughout. Situated in a SOUGHT AFTER LOCATION, the property comprises an entrance porch, entrance hallway, two well-proportioned reception rooms, and a fitted kitchen with access to the rear porch and store room. The first floor features two double bedrooms, a third bedroom or study, a bathroom, and a separate WC. Externally, the property benefits from OFF ROAD PARKING to the front and an enclosed LAWNED GARDEN to the rear.

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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ENTRANCE VESTIBULE

Entrance door and tiled flooring.

HALLWAY

Radiator, wood-effect flooring, under-stairs cupboard, and stairs to the first floor.

LIVING ROOM

13 x 12 (max) (3.96m x 3.66m (max))
uPVC double glazed bay window, two radiators, and wood-effect flooring.



DINING ROOM

12'6 x 10'11 (3.81m x 3.33m)
uPVC double glazed window, radiator, and wood-effect flooring.



KITCHEN

9'3 x 6'8 (2.82m x 2.03m)
uPVC double glazed window, fitted wall and base units, stainless steel sink and drainer with mixer tap over, radiator, and wood-effect flooring.



REAR PORCH

uPVC double glazed window, wood-effect flooring, and external door to the rear garden.

STORE ROOM

Housing the combi boiler, with light and power.

FIRST FLOOR LANDING

uPVC double glazed window and loft access.

BEDROOM ONE

13 x 10'11 (3.96m x 3.33m)
uPVC double glazed bay window and two radiators.



BEDROOMS TWO

12'6 x 10'11 (3.81m x 3.33m)
uPVC double glazed window and radiator.



BEDROOMS THREE

6'11 x 6'10 (2.11m x 2.08m)
uPVC double glazed window and radiator.



BATHROOM

5'3 x 6'9 (1.60m x 2.06m)
uPVC double glazed window, bath with electric shower fitment over, pedestal wash basin, radiator, part-tiled walls, and tiled flooring.



WC

2'6 x 4 (0.76m x 1.22m)
uPVC double glazed window, WC, and wood-effect flooring.



EXTERIOR

Off-road parking to the front elevation, and an enclosed lawned garden to the rear.



NOTES

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