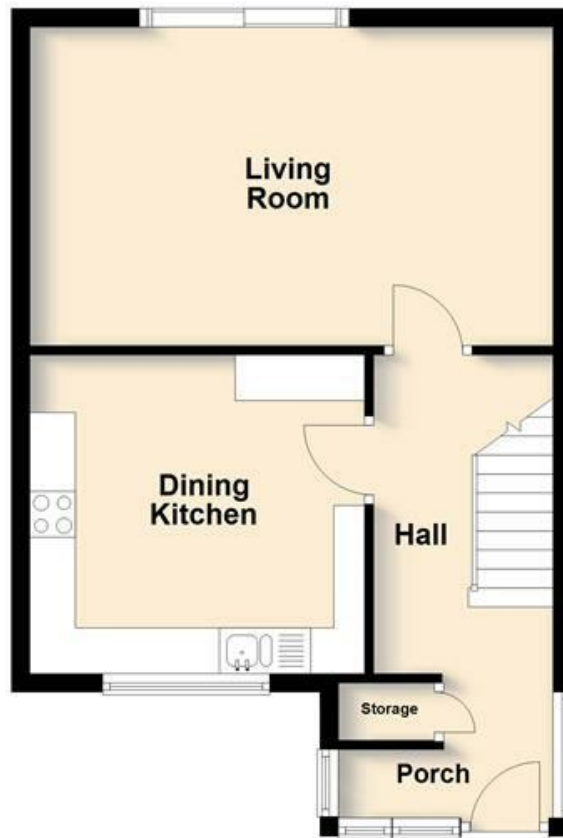
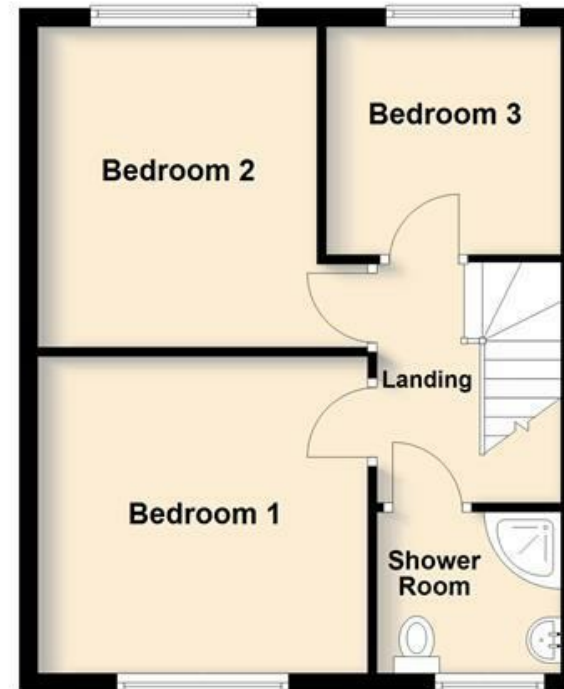


Ground Floor



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.



EARLY VIEWING HIGHLY RECOMMENDED. A well presented mid terraced property situated within a popular location and benefitting from a **DRIVEWAY PROVIDING OFF ROAD PARKING**. Comprising; entrance porch, hallway, spacious living room, fitted dining kitchen, **THREE BEDROOMS** and a fitted shower room. Externally there is also a **GOOD SIZED REAR GARDEN**.

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ENTRANCE PORCH

7'5 x 6'3 (2.26m x 1.91m)
Frosted double glazed windows, double glazed entrance door, radiator, built in storage cupboard, opening onto;

HALLWAY

9'10 x 6'1 (3.00m x 1.85m)
Radiator, stairs to first floor, meter cupboard, understairs storage recess.

LIVING ROOM

17'10 x 11'6 (5.44m x 3.51m)
A spacious room with double glazed sliding patio doors opening onto the rear garden, wood effect flooring, radiator, ceiling downlighters.



DINING KITCHEN

11'9 x 11'5 (3.58m x 3.48m)
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer tap, space for washing machine and tumble dryer, space for gas cooker with extractor above, space for fridge/freezer, radiator, fitted breakfast bar, tiled flooring, double glazed window.



FIRST FLOOR LANDING

Access to roof void (with ladder, boarded with lighting).

BEDROOM ONE

11'4 x 10'7 (3.45m x 3.23m)
Double glazed window, built in wardrobe, built in storage cupboard, radiator.



BEDROOM TWO

11'1 x 9'11 plus door recess (3.38m x 3.02m plus door recess)
Double glazed window, radiator, built in storage recess.



BEDROOM THREE

8'5 x 8'2 (2.57m x 2.49m)
Double glazed window, radiator, wall mounted central heating boiler.



SHOWER ROOM

Corner shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, tiled walls, tile effect laminate flooring, frosted double glazed window, heated towel rail.



EXTERNALLY

The the front of the property there is a walled frontage with gate whilst to the rear of the house lies a good sized rear garden with raised patio, laid to lawn garden with walkway and access to the rear driveway.



DRIVEWAY

Accessed to the rear of the property and offering ample off road parking space for several cars.

