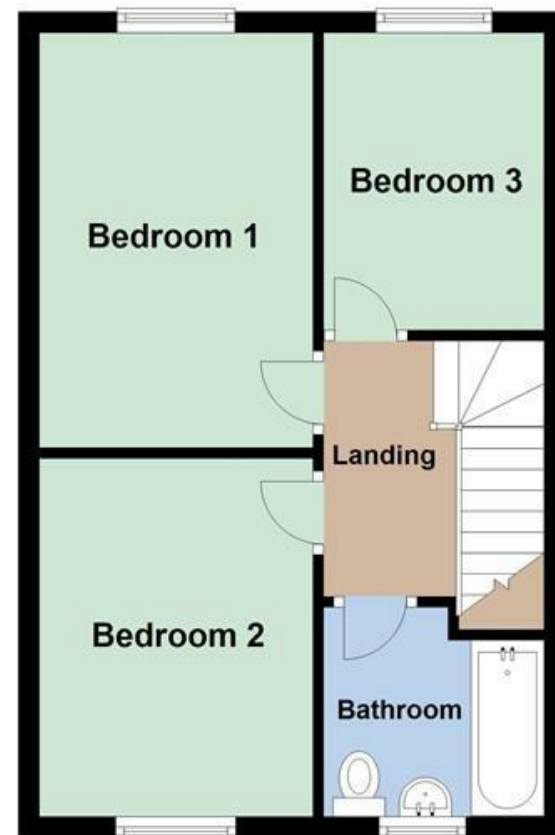


Ground Floor



First Floor



This well presented semi-detached property is offered for sale with NO ONWARD CHAIN, and boasting an open views across fields to the rear. Internally the property comprises an entrance hallway, WC, spacious living room, dining kitchen, **THREE BEDROOMS**, and a fitted bathroom. Outside, there is off road parking and an enclosed rear garden. Viewing highly recommended.

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

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

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.

This well presented semi-detached property is offered for sale with NO ONWARD CHAIN, and boasting an open views across fields to the rear. Internally the property comprises an entrance hallway, WC, spacious living room, dining kitchen, THREE BEDROOMS, and a fitted bathroom. Outside, there is off road parking and an enclosed rear garden. Viewing highly recommended.

HALLWAY

Composite door, radiator, and stairs to the first floor.

LIVING ROOM

15 x 12'9 (max) (4.57m x 3.89m (max))
uPVC double glazed windows, two radiators, and storage under stairs cupboard.



KITCHEN

9'3 x 15'10 (2.82m x 4.83m)
uPVC double glazed double doors and window, fitted wall and base units, electric hob, electric oven, stainless steel 1.5 bowl sink and drainer with a mixer tap, Vaillant gas central heating boiler, radiator, and tiled flooring.



WC

uPVC double glazed window, WC with push flush, pedestal wash basin with mixer tap, radiator, and laminate wood effect flooring.



FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

13 x 8'6 (3.96m x 2.59m)
uPVC double glazed window and radiator.



BEDROOM TWO

11'3 x 8'6 (3.43m x 2.59m)
uPVC double glazed window and radiator.



BEDROOM THREE

9'4 x 7 (2.84m x 2.13m)



BATHROOM

6'7 x 6'11 (2.01m x 2.11m)
uPVC double glazed window, bath with wall-mounted shower over, WC with push flush, wash basin with mixer tap, radiator, part tiled walls, and laminate wood effect flooring.



EXTERIOR

The front of the property features driveway parking, a lawned garden, and access to the rear.
The rear of the property includes an enclosed garden with a lawn, a decking, and an open aspect.

NOTES

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