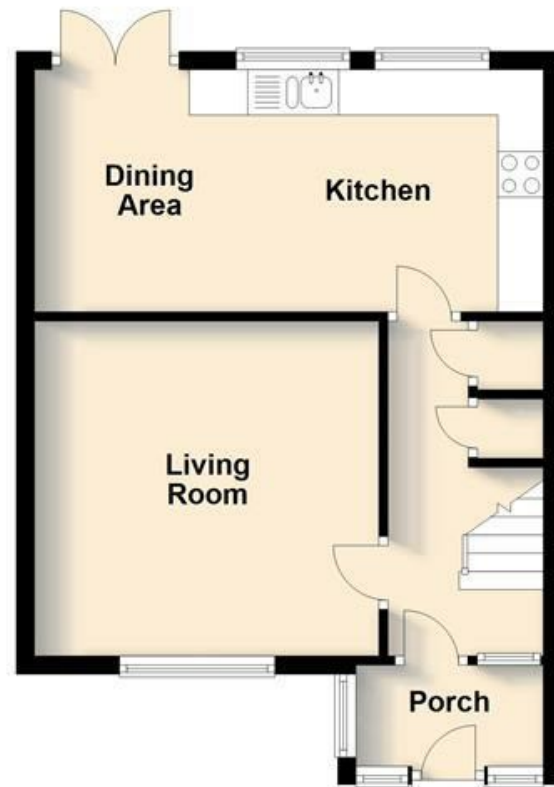


Ground Floor



First Floor



EARLY VIEWING HIGHLY RECOMMENDED. A well presented mid terraced property situated within a convenient location. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; entrance porch, hallway, living room, fitted dining kitchen, **THREE BEDROOMS**, re-fitted bathroom and separate WC. Externally there is garden frontage together with a good sized low maintenance rear garden.

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.

EARLY VIEWING HIGHLY RECOMMENDED. A well presented mid terraced property situated within a convenient location. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; entrance porch, hallway, living room, fitted dining kitchen, THREE BEDROOMS, re-fitted bathroom and separate WC. Externally there is garden frontage together with a good sized low maintenance rear garden.

ENTRANCE PORCH

6'9 x 3'8 (2.06m x 1.12m)

Double glazed windows, frosted double glazed entrance door, tiled flooring.

ENTRANCE HALLWAY

12'1 x 5'6 (3.68m x 1.68m)

Stairs to first floor, radiator, dado rail, two under stairs storage cupboards, window and door to porch.



LIVING ROOM

12'4 x 12'2 (3.76m x 3.71m)

Double glazed window, four wall light points, ceiling coving, radiator.



DINING KITCHEN

18'5 x 8'9 (5.61m x 2.67m)

Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted double oven with four ring gas hob and extractor above, space for washing machine and fridge/freezer, two double glazed windows, double glazed French doors to garden, radiator.



DINING AREA



FIRST FLOOR LANDING

Access to roof void, airing cupboard with wall mounted central heating boiler.

BEDROOM ONE

13'9 x 9'1 plus door recess (4.19m x 2.77m plus door recess)

Two double glazed windows, radiator, ceiling coving.



BEDROOM TWO

12'2 x 10'0 plus door recess (3.71m x 3.05m plus door recess)

Double glazed window, radiator, ceiling coving.



BEDROOM THREE

8'0 x 7'5 (2.44m x 2.26m)

Double glazed window, radiator, frosted internal window and stair recess.



RE-FITTED BATHROOM

Panelled bath with shower fittings over, corner wash hand basin, heated towel rail, frosted double glazed window, wall boards.



SEPARATE WC

Frosted double glazed window, enclosed cistern WC.



EXTERNALLY

To the front of the house there is a garden frontage with enclosed boundaries and gated access.

The rear of the property offers a good sized patio with raised border leading to a gravelled garden with enclosed boundaries.



COUNCIL TAX BAND - B