

FOR SALE BY INFORMAL TENDER with bids to be received by 12 noon on 22nd July 2021. A spacious mid terraced property in need of refurbishment. Benefitting from a **DETACHED GARAGE** together with carport and **THREE SEPARATE GARDEN AREAS**. Comprising; hallway, two reception rooms, kitchen, **TWO DOUBLE BEDROOMS** and bathroom. Viewing recommended.

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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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DIRECTIONS

From the centre of Buxton proceed along the A6 over the common towards Chapel En Le Frith before turning right onto Batham Gate Road, continue along Batham Gate Road before turning right onto School Road, School Road turns into Upper End Road and New Street can be found shortly after the former Methodist Church on the right hand side, the property is located approximately half way along New Street on the left.

VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

GROUND FLOOR

ENTRANCE HALLWAY

Entrance door, stairs to first floor, radiator and meters.

LOUNGE

12'6 x 11'5 (3.81m x 3.48m)
Double glazed window, radiator.



DINING ROOM

12'10 x 12'2 (3.91m x 3.71m)
Wall mounted gas fire, radiator, tiled flooring, under stairs storage cupboard with double glazed window and floor mounted central heating boiler, opening onto;



KITCHEN

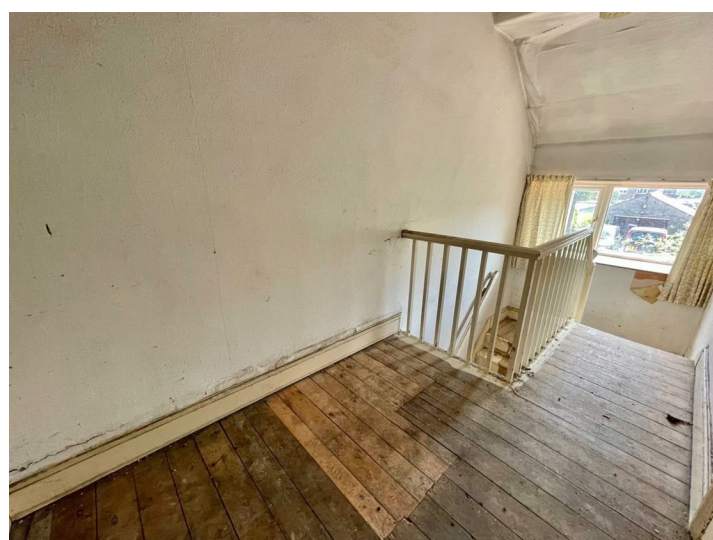
11'8 x 9'11 (3.56m x 3.02m)
Double drainer sink unit, base mounted cupboards, space for washing machine and cooker, double glazed window, double glazed door to outside.



FIRST FLOOR

LANDING

A spacious landing with double glazed window, access to roof void with pull down loft ladder.



BEDROOM ONE

12'0 x 9'6 (3.66m x 2.90m)
Double glazed window, radiator.



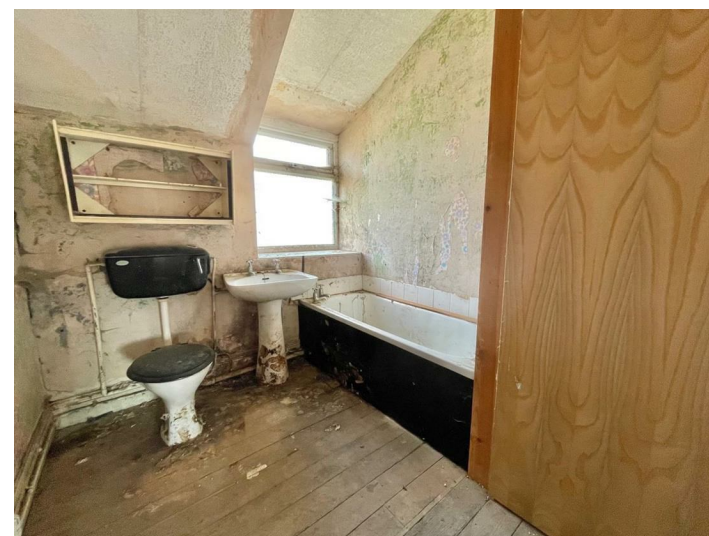
BEDROOM TWO

11'6 x 8'11 (3.51m x 2.72m)
Double glazed window, radiator, built in storage cupboard.



BATHROOM

Panelled bath, low level WC, wash hand basin, radiator, frosted double glazed window, airing cupboard with hot water cylinder.



EXTERNALLY

To the front of the property there is an enclosed garden, laid to lawn with borders.

To the rear of the house there is an enclosed garden with outside WC and gated access to a lane to the rear, across from the back of the house lies a detached garage, covered car port and additional garden beyond. The additional garden is laid to lawn with enclosed boundaries and is of a good size.



DETACHED GARAGE

19'2 x 9'2 (5.84m x 2.79m)
Up and over door, three windows, courtesy door to side, power and lighting.



SERVICES

Mains services are connected to the property.

NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.