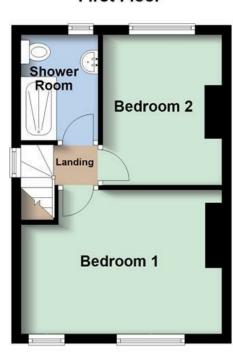
Ground Floor



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.







31 ALDWARK ROAD, BUXTON SK17 9HA £199,950









This two bedroom semi detached property, located in a popular residential area, comprises a hallway, a generous living room with a multi fuel burner, a fitted kitchen, a side porch, two double bedrooms, and a modern shower room. Externally, it features a low maintenance front garden, a tarmac driveway providing parking for two vehicles, and an enclosed rear garden with a lawn, patio area, and a useful workshop.

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This two bedroom semi detached property, located in a **BEDROOM ONE** popular residential area, comprises a hallway, a generous 10 x 14'6 (3.05m x 4.42m) living room with a multi fuel burner, a fitted kitchen, a side Two uPVC double-glazed windows and two radiators. porch, two double bedrooms, and a modern shower room. Externally, it features a low maintenance front garden, a tarmac driveway providing parking for two vehicles, and an enclosed rear garden with a lawn, patio area, and a useful workshop.

HALLWAY

uPVC entrance door, radiator and stairs to the first floor.

LIVING ROOM

13'1 x 11'4 (3.99m x 3.45m)

uPVC double-glazed window, multi-fuel burner, radiator and wood-effect flooring.



KITCHEN

7'4 x 11'7 (2.24m x 3.53m)

uPVC double-glazed window, fitted wall and base units, space for a cooler, 1.5 bowl sink and drainer with a mixer tap over, plumbing for a washing machine, radiator and tiled flooring.



PORCH

uPVC entrance door and under-stairs storage space.

uPVC double-glazed window and loft access.





BEDROOM TWO

10'7 x 8'3 (3.23m x 2.51m) uPVC double-glazed window and a radiator.



SHOWER ROOM

7'2 x 5'4 (2.18m x 1.63m)

uPVC double-glazed window, walk-in shower cubicle with a wall-mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap over, ladder-style radiator, tiled walls and flooring.



NOTES

Tenure: Freehold Council Tax Band: B **EPC Rating: TBC**

EXTERIOR

To the front is a low-maintenance garden and a tarmac driveway providing parking for two vehicles, whilst to the rear is an enclosed garden featuring a lawn and patio.



WORKSHOP

16'10 x 11'4 (5.13m x 3.45m)

Timber entrance door, with light and power.