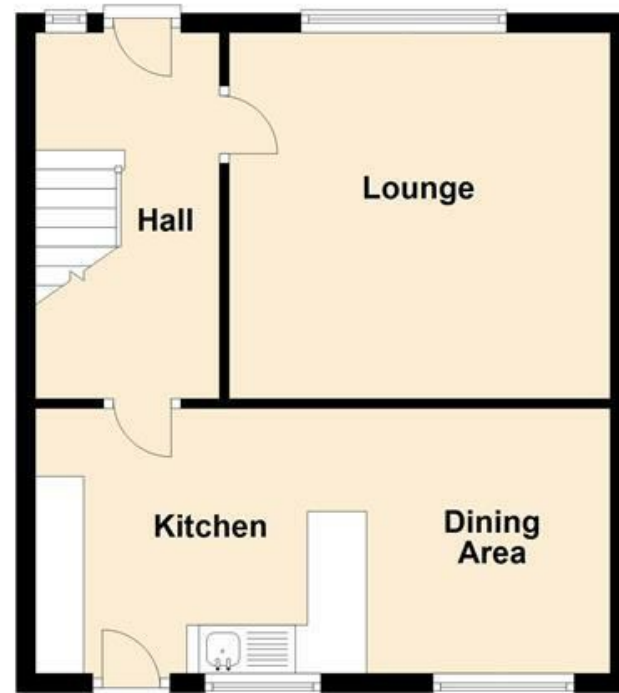




Ground Floor



First Floor



EARLY VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN. A mid terraced property in need of some cosmetic updating. Comprising; hallway, lounge, fitted kitchen with dining area, **THREE BEDROOMS** and fitted bathroom. Externally there is driveway parking together with a **GOOD SIZED REAR GARDEN** with storage outhouse.

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.



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

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

EARLY VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN. A mid terraced property in need of some cosmetic updating. Comprising; hallway, lounge, fitted kitchen with dining area, THREE BEDROOMS and fitted bathroom. Externally there is driveway parking together with a GOOD SIZED REAR GARDEN with storage outhouse.

ENTRANCE HALL

Frosted double glazed entrance door, stairs to first floor, under stairs storage cupboard, radiator.



LOUNGE

12'10 x 12'6 (3.91m x 3.81m)
Double glazed window, radiator, wall mounted gas fire.



FITTED KITCHEN

11'5 x 9'0 (3.48m x 2.74m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, double glazed window, frosted double glazed door to outside, opening onto;



DINING AREA

9'0 x 7'5 (2.74m x 2.26m)
Space for table and chairs, double glazed window, radiator.



FIRST FLOOR LANDING

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

BEDROOM ONE

12'8 x 10'3 plus door recess (3.86m x 3.12m plus door recess)
Double glazed window, radiator.



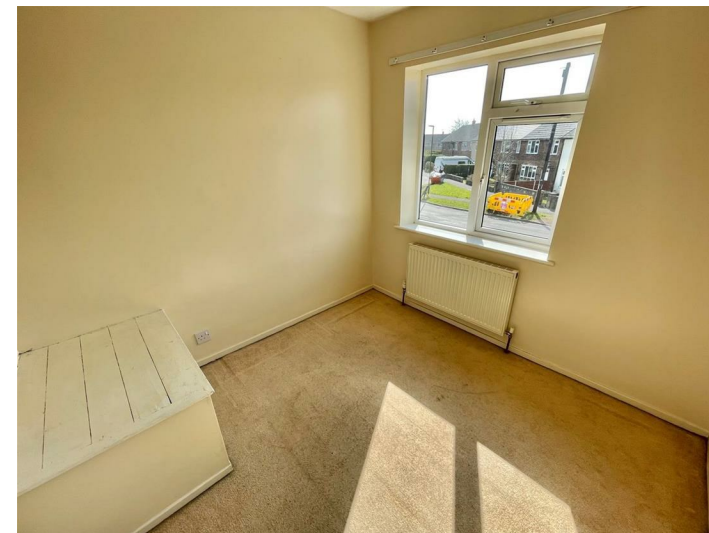
BEDROOM TWO

13'11 x 9'5 plus door recess (4.24m x 2.87m plus door recess)
Two double glazed windows, radiator.



BEDROOM THREE

8'2 x 7'11 (2.49m x 2.41m)
Double glazed window, radiator.



BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, heated towel rail.



EXTERNALLY

To the front of the house there is driveway parking for two cars together with borders.

The rear of the house offers a good sized enclosed garden with brick built storage outhouse.

