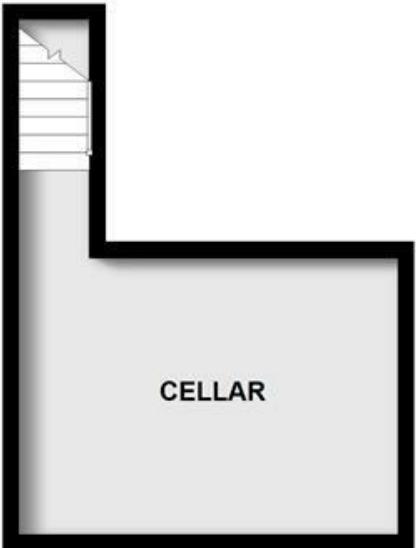


BASEMENT



SECOND FLOOR



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.

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 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.



Wright Marshall
Estate Agents

32 QUEENS ROAD, BUXTON SK17 7EX

£210,000



This SPACIOUS THREE-BEDROOM SEMI-DETACHED home is offered to the market with NO ONWARD CHAIN and comprises a hallway, bay-fronted living room, dining room, and a fitted kitchen, along with access to the cellar. To the first floor, there are two good-sized double bedrooms and a shower room. The second floor features a third double bedroom and useful loft space. Externally, the property benefits from a low-maintenance patio yard and OFF-ROAD PARKING for one vehicle.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
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Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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HALLWAY

Entrance door, radiator, wooden flooring, and stairs to the first floor.



LIVING ROOM

14 x 11'5 (max) (4.27m x 3.48m (max))
uPVC double-glazed bay window, electric fire, radiator, and wooden flooring.



DINING ROOM

12 x 12'2 (3.66m x 3.71m)
uPVC double-glazed window, uPVC double-glazed double doors, radiator, and wooden flooring.

KITCHEN

7'11 x 8'9 (2.41m x 2.67m)
uPVC double-glazed window, fitted wall and base units, range cooker, 1.5-bowl sink and drainer with mixer tap over, integral washing machine, fridge and freezer, wooden flooring, and access to the cellar.

FIRST-FLOOR LANDING

Radiator, and stairs to the second floor.



BEDROOM ONE

15'8 x 11'3 (4.78m x 3.43m)
Two uPVC double-glazed windows, and a radiator.

BEDROOM TWO

12 x 9'2 (3.66m x 2.79m)
uPVC double-glazed window, and a radiator.

BATHROOM

7'9 x 8'9 (max) (2.36m x 2.67m (max))
Two uPVC double-glazed windows, walk-in shower cubicle with wall-mounted shower fitment, wash basin with mixer tap, WC with push flush, ladder-style radiator, tiled walls, and wood-effect flooring.

SECOND-FLOOR LANDING

Skylight and loft access.

BEDROOM THREE

14'9 x 15'4 (4.50m x 4.67m)
uPVC double-glazed window, and a radiator.

CELLAR

11'2 x 14'6 (3.40m x 4.42m)

EXTERIOR

The property offers a low-maintenance patio yard and off-road parking for one vehicle.

NOTES

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