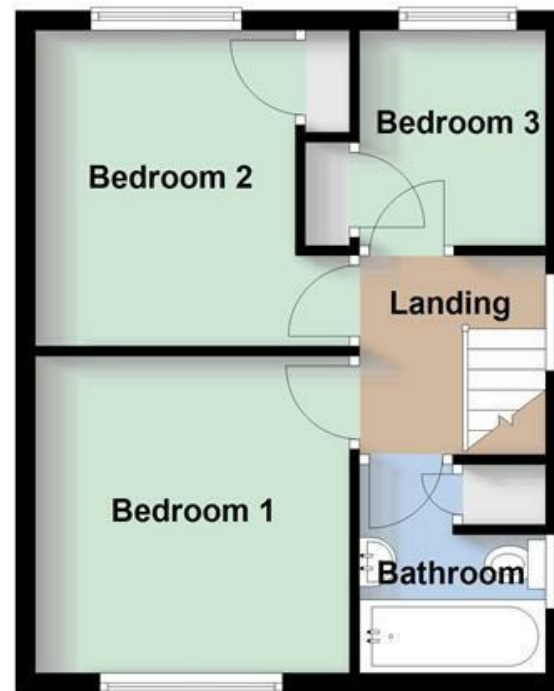


Ground Floor



First Floor



All floorplans provided by Petty Real 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.



Situated in a quiet cul-de-sac, this well-presented SEMI-DETACHED home is located in a popular residential area. The ground floor features a porch, a spacious open-plan living and dining area with uPVC double doors to the rear garden, and a modern fitted kitchen with integrated appliances.

Upstairs, there are THREE BEDROOMS, two of which are doubles, and a family bathroom. Externally, the property benefits from OFF-ROAD PARKING, a GARAGE with light and power, and an enclosed rear garden with a patio and lawn.

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

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

This well-presented SEMI-DETACHED home comprises: to the ground floor a porch, spacious open-plan living and dining area with uPVC double doors to the rear garden, and a modern fitted kitchen with integrated appliances. Upstairs, there are THREE BEDROOMS, two of which are doubles, and a family bathroom. Externally, the property benefits from OFF-ROAD PARKING, a GARAGE with light and power, and an ENCLOSED REAR GARDEN with a patio and lawn. Situated in a quiet cul-de-sac location in a popular residential area.

PORCH

Composite door, radiator, and stairs to the first floor.

LIVING ROOM & DINING AREA

21'5 x 14'1 (max) (6.53m x 4.29m (max))
uPVC double-glazed door and double doors to the rear, two radiators, electric fire, and wood-effect flooring.



KITCHEN

8'9 x 8'4 (2.67m x 2.54m)
Composite door, uPVC double-glazed window, fitted wall and base units with a wooden worktop, four-ring electric hob, integrated oven, ceramic Belfast sink with mixer tap, integrated fridge and freezer, integrated washing machine, built-in cupboard, radiator, and wood-effect flooring.



LANDING

uPVC double-glazed window and loft access.

BEDROOM ONE

10'7 x 10'6 (3.23m x 3.20m)
uPVC double-glazed window and radiator.



BEDROOM TWO

10'9 x 8'5 (3.28m x 2.57m)
uPVC double-glazed window, radiator, and built-in cupboard.



BEDROOM THREE

6'10 x 6'6 (2.08m x 1.98m)
uPVC double-glazed window, radiator, and built-in cupboard.



BATHROOM

7'6 x 6'5 (2.29m x 1.96m)
uPVC double-glazed window, bath with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder-style radiator, built-in cupboard, part-tiled walls, and wood effect flooring.



EXTERIOR

To the front of the property is a lawned garden and a tarmac driveway leading down the side of the property, providing access to the garage. To the rear is an enclosed garden with a patio and lawn.



GARAGE

Electric door, light, and power.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: D