



Situated within the popular location of Burbage, this spacious stone built terraced property is likely to create a good level of early interest. Comprising; hallway, lounge, dining room, fitted kitchen, cellar rooms, **FOUR GOOD SIZED BEDROOMS** and fitted bathroom with separate WC. Externally there is garden frontage, a small rear yard leading to an enclosed rear garden.

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

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

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 within the popular location of Burbage, this spacious stone built terraced property is likely to create a good level of early interest. Comprising; hallway, lounge, dining room, fitted kitchen, cellar rooms, FOUR GOOD SIZED BEDROOMS and fitted bathroom with separate WC. Externally there is garden frontage, a small rear yard leading to an enclosed rear garden.

ENTRANCE VESTIBULE

Entrance door, stripped wood flooring, cloaks hanging space, ceiling coving.

ENTRANCE HALLWAY

Radiator, stripped wood flooring, frosted internal door, ceiling coving.

LOUNGE

14'3 x 12'2 into bay (4.34m x 3.71m into bay)

Feature fireplace with cast iron surround, cast iron fire with tiled inserts and tiled hearth, two wall light points, radiator, ceiling coving, picture rail, sash bay window.



DINING ROOM

12'7 x 12'6 (3.84m x 3.81m)

Wood effect flooring, glazed window, radiator, inset fireplace with open fire and open brick mantel, fitted storage cupboard, picture rail, door to cellars.



FITTED KITCHEN

9'1 x 7'9 (2.77m x 2.36m)

Fitted with base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, space for washing machine, space for gas cooker, space for fridge, wood effect flooring, double glazed window, glazed window and stable door to outside.



CELLAR ROOM

14'7 x 11'5 (4.45m x 3.48m)

A single chamber with window to front, wall mounted central heating boiler, sink unit, radiator and meters.

Coal store

FIRST FLOOR LANDING

Radiator, stairs to second floor.



BEDROOM ONE

15'10 x 11'8 (4.83m x 3.56m)

Three sash windows, radiator, cast iron fireplace with open fire, radiator, picture rail.



BEDROOM TWO

12'4 x 9'6 (3.76m x 2.90m)

Cast iron fireplace, stripped wood flooring, double glazed window, radiator.



BATHROOM

Panelled bath, corner shower cubicle with shower fittings over, pedestal wash hand basin, stripped wood flooring, radiator, frosted double glazed window, part tiled walls.



SEPARATE WC

Low level WC, frosted double glazed window.

SECOND FLOOR LANDING

Double glazed Velux style window, access to roof void, eaves storage cupboard.

BEDROOM THREE

15'10 x 11'8 (4.83m x 3.56m)

Two double glazed windows, radiator, stripped wood flooring.



BEDROOM FOUR

12'4 x 9'11 (3.76m x 3.02m)

Double glazed window, radiator.



EXTERNALLY

To the front of the house there is a garden frontage with plantings.

The rear of the property offers a small rear yard with seating leading to an enclosed garden with ornamental pond.



COUNCIL TAX BAND - D