



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



Offered with NO ONWARD CHAIN, this unique THREE-BEDROOM DETACHED PROPERTY is set on a large plot with generous gardens stretching over the River Wye and within walking distance of the town centre. The accommodation comprises a porch, entrance hall, living room with multi-fuel burner, dining room, fitted kitchen, ground floor WC, three bedrooms, and a bathroom. Externally, there is a gated OFF-ROAD PARKING, timber decking and patio seating areas, a LARGE LAWNED GARDEN accessed via a timber footbridge over the River Wye, and a woodland area housing a timber garage and shed. The property offers excellent potential to improve or extend (subject to planning permission).

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

Buxton | Knutsford | Nantwich | Northwich

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.

Offered with NO ONWARD CHAIN, this unique THREE-BEDROOM DETACHED PROPERTY is set on a large plot with generous gardens stretching over the River Wye and within walking distance of the town centre. The accommodation comprises a porch, entrance hall, living room with multi-fuel burner, dining room, fitted kitchen, ground floor WC, three bedrooms, and a bathroom. Externally, there is a gated OFF-ROAD PARKING, timber decking and patio seating areas, a LARGE LAWNED GARDEN accessed via a timber footbridge over the River Wye, and a woodland area housing a timber garage and shed. The property offers excellent potential to improve or extend (subject to planning permission).

Porch
Double doors with obscured glass windows and tiled flooring.

Entrance Hall
Double glazed window, radiator, and tiled flooring.

Living Room
3.61m x 4.37m (11'10 x 14'4)
Double glazed windows, multi-fuel burner, and radiator.

Dining Room
4.42m x 3.78m (14'6 x 12'5)
Double glazed windows and radiator.

Inner Hallway
Tiled flooring.

WC
WC with push flush and tiled flooring.

Kitchen
4.29m x 2.90m (14'1 x 9'6)
Stable door, two windows, fitted wall and base units, stainless steel sink and drainer with mixer tap, space for a cooker, radiator, and stairs to the first floor.

First Floor Landing
Window and loft access.

Bedroom One
4.42m x 3.78m (14'6 x 12'5)
Double glazed windows, radiator, and enclosed shower cubicle with electric shower fitting.

Bedroom Two
3.56m x 4.34m (11'8 x 14'3)
Double glazed windows, radiator, and built-in cupboard.

Bedroom Three
2.16m x 3.00m (7'1 x 9'10)
Double glazed windows, radiator, and built-in cupboard.

Bathroom
2.01m x 2.11m (6'7 x 6'11)
Double glazed windows, bath with shower fitting over, WC, pedestal wash basin, radiator, and part-tiled walls.

