

EXTERNALLY

To the front of the property is a forecourt garden whilst to the rear is an easy to maintain patio area with views to historic Buxton centre.



SERVICES

Mains services are connected to the property.

NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.

Wright Marshall
Estate Agents

36 CLIFF ROAD, BUXTON SK17 7NJ

OFFERS OVER £160,000



This plan is not to scale and must be used for illustration/guidance purposes only.
Plan produced using The Mobile Agent.



36 Cliff Road is a beautifully restored stone end terrace with four bedrooms, offering excellent accommodation throughout. The property is immaculately presented with a stunning bathroom, 3 bedrooms to the 1st floor and a good sized 4th bedroom to the 2nd floor. There is also a useful office/cellar room and externally, a patio area to the rear. The property is situated in a convenient residential location. Viewing is highly recommended. EPC rating D

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VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

DIRECTIONS

From our Buxton office turn right and immediately right at the roundabout. Proceed along the Spring Gardens by pass and travel straight across the next roundabout and turn left at the following two roundabouts into Fairfield Road. Proceed up Fairfield Road and turn right into Queens Road. Follow the road around the S-bend as it becomes Bench Road and take the third turning on the right hand side into Cliff Road. The property can be found on the right hand side clearly identified by our For Sale board.

EPC RATING: D

GROUND FLOOR

HALL

With uPVC double glazed door, wooden flooring, and stairs to first floor.

LOUNGE

14' 4" x 11' 10" (4.37m x 3.61m)

With gas fire set in ornamental fireplace, wooden flooring, radiator and uPVC double glazed window. Open arch to:

DINING ROOM

14' 4" x 13' 8" (4.37m x 4.17m)

Having multifuel stove set in chimney breast, wooden flooring, radiator and uPVC double glazed patio doors leading to rear patio. Door to office/cellar. Open arch to:

KITCHEN

10' 2" x 9' 3" (3.1m x 2.82m)

Part tiled walls with fitted wall and floor cupboards with working surfaces over, 1.5 bowl sink unit, built in dishwasher, microwave and double oven, built in 5 ring gas hob, integrated fridge and freezer, wooden flooring and uPVC double glazed windows.



OFFICE/CELLAR

11' 3" x 10' 8" (3.43m x 3.25m)

With gas and electric meters, radiator and uPVC double glazed window.

FIRST FLOOR

LANDING

With stairs to second floor.

BATHROOM

Luxury bathroom with deep spa bath and shower attachment. Separate shower cubicle with built in shower, contemporary wash basin, WC, tiled floor and heated towel rail. Storage cupboard housing combi gas boiler. uPVC double glazed window.



BEDROOM 1

12' 3" x 11' 7" (3.73m x 3.53m)

Radiator and uPVC double glazed window.



BEDROOM 2

11' 11" x 10' 2" (3.63m x 3.1m)

Radiator and uPVC double glazed window.



BEDROOM 3

8' 5" x 7' 1" (2.57m x 2.16m)

Radiator and uPVC double glazed window.



SECOND FLOOR

LANDING

Velux window.

BEDROOM 4

14' 6" x 11' 0" (4.42m x 3.35m)

There is a built in wardrobe, eaves storage, radiator and 3 Velux windows.

