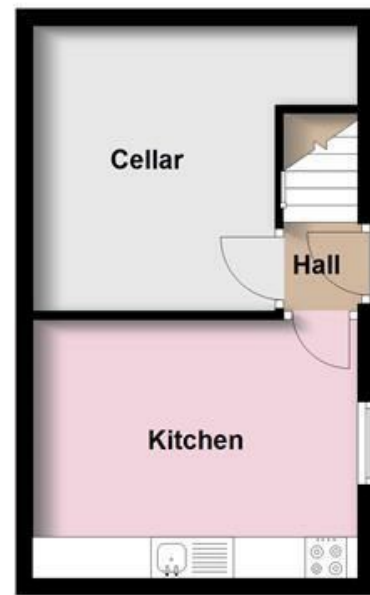
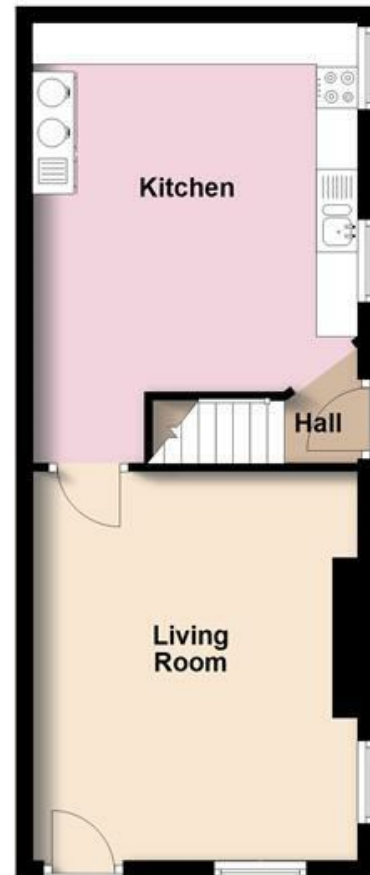
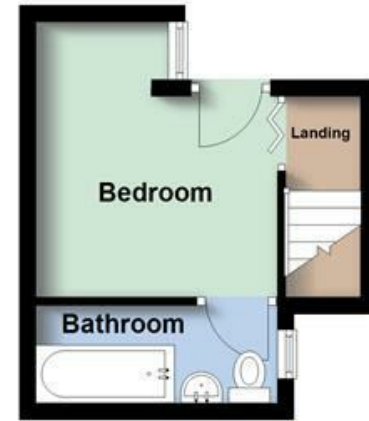


Ground Floor



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.**

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.



Located close to the town centre, this TWO BEDROOM END TERRACE COTTAGE with an ADJOINING ONE BEDROOM FLAT is offered to the market with NO ONWARD CHAIN. The property offers excellent potential and is in need of modernisation throughout. The main cottage features a living room with an open fireplace, a spacious kitchen, two bedrooms, and a bathroom. The adjoining flat includes a kitchen, bedroom, and bathroom, providing an ideal opportunity for use as a HOLIDAY LET, RENTAL INVESTMENT, or independent accommodation for a relative. Externally, there is an enclosed garden with a summer house. Conveniently located within easy reach of the town centre, shops, and local amenities, this property presents a fantastic opportunity for buyers looking to add value and create a versatile home or investment in a sought-after area.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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**LIVING ROOM**

15'5 x 12'11 (4.70m x 3.94m)

Entrance door, two double-glazed windows, open fireplace, and a radiator.



**KITCHEN**

17'6 x 12'11 (5.33m x 3.94m )

Two double-glazed sash windows, fitted base and wall units, four-ring gas hob, Rayburn range, 1.5 bowl sink with stainless steel mixer tap, plumbing for a washing machine and dishwasher, radiator, and wood-effect flooring.



**HALL**

Entrance door and stairs to the first floor.

**FIRST FLOOR LANDING**

Built-in cupboard.

**BEDROOM ONE**

15'7 x 12'8 (4.75m x 3.86m)

Double-glazed sash window, cast iron fireplace, radiator, and loft access.



**BEDROOM TWO**

7'11 x 9'6 (2.41m x 2.90m)

Double-glazed sash window, built-in cupboard, and radiator.



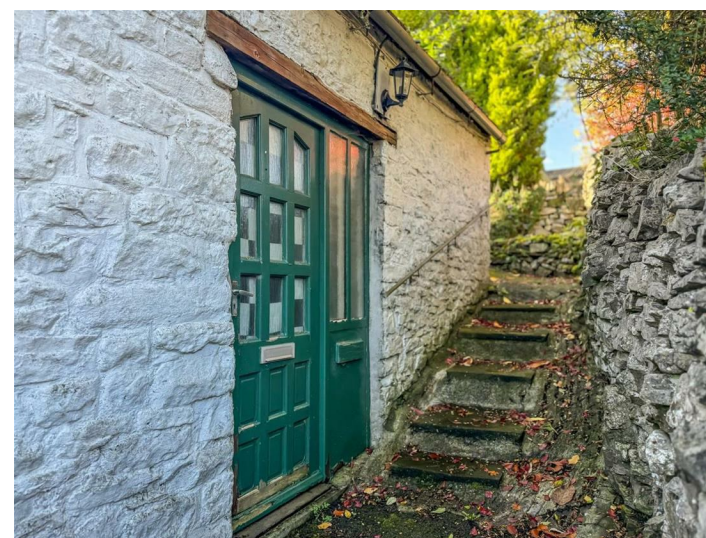
**BATHROOM**

6'6 x 9'6 (1.98m x 2.90m )

Double-glazed sash window, corner shower cubicle with electric shower fitting, roll-top bath, WC with push flush, wash basin, radiator, part-tiled walls, and tiled-effect flooring.



**FLAT**



**ENTRANCE HALL**

Entrance door, stairs to the first floor, and access to a crawl space cellar.

**KITCHEN**

Double-glazed sash windows, fitted base and wall units, four-ring electric hob, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, and radiator.



**BEDROOM**

Entrance door, double-glazed window, radiator, and electric heater.



**BATHROOM**

Window, panelled bath, pedestal wash basin, WC, radiator, and part-tiled walls.



**EXTERIOR**

The property offers an enclosed private garden housing a summer house.



**NOTES**

Tenure: Freehold (Subject to solicitor confirmation)  
Council Tax Band: C  
EPC Rating: TBC