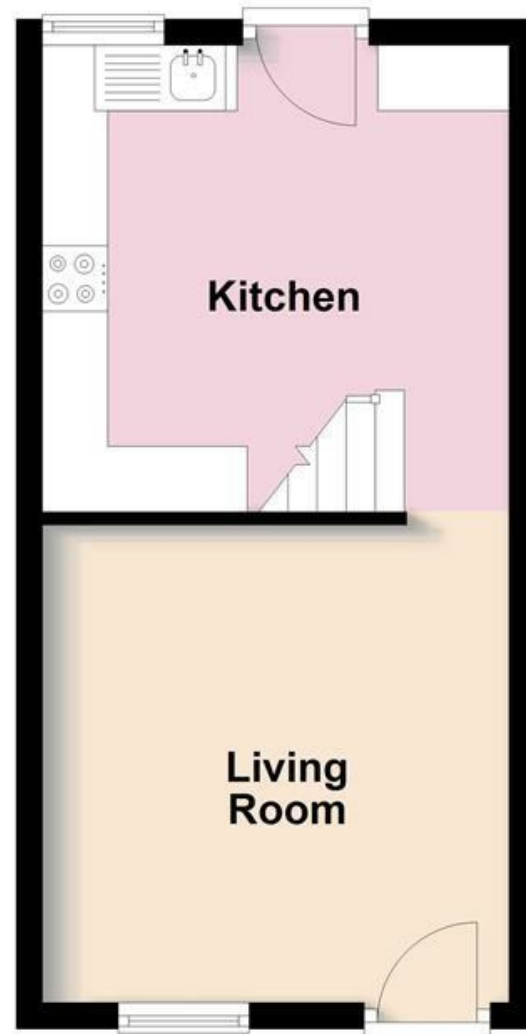
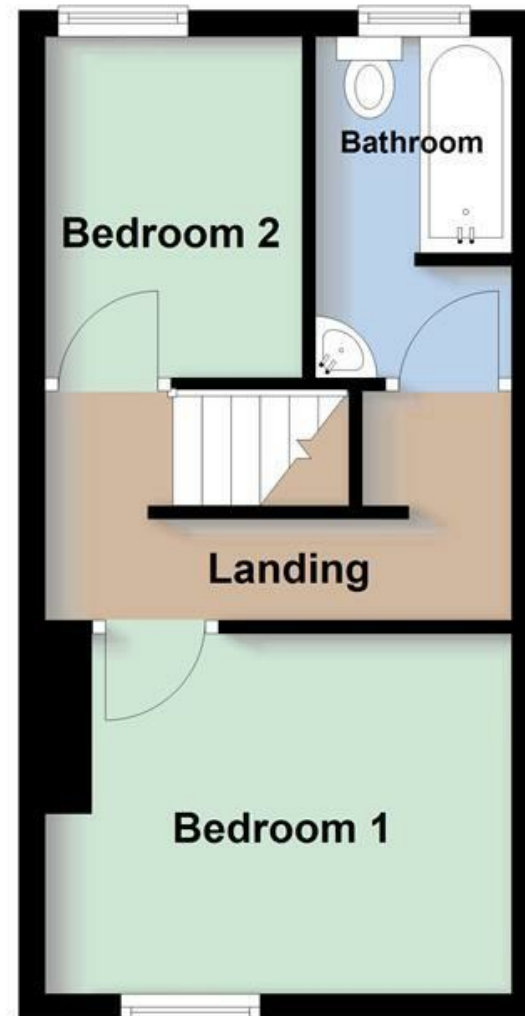




Ground Floor



First Floor



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.



MODERN METHOD OF AUCTION - A charming TWO-BEDROOM mid-terrace cottage located in a quiet hamlet. The accommodation comprises a welcoming living room with a log burner and a well-appointed kitchen with fitted units and integrated appliances. Upstairs, there are two bedrooms and a modern bathroom. Externally, the property benefits from an enclosed, low-maintenance garden. The property is to be sold with a sitting tenant.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

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AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

LIVING ROOM

11'11 x 10'1 (3.63m x 3.07m)

Composite door, uPVC double-glazed window, log burner, radiator, and tiled flooring.

KITCHEN

11'8 x 10'10 (3.56m x 3.30m)

uPVC door and double-glazed windows, a range of fitted wall and base units with a wood-effect worktop, four-ring electric hob with a stainless steel extractor fan, integral oven, stainless steel sink and drainer with mixer tap, plumbing for washing machine, radiator, and tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE

9 x 11'8 (2.74m x 3.56m)

uPVC double-glazed window and radiator.

BEDROOM TWO

8'9 x 6'5 (2.67m x 1.96m)

uPVC double-glazed window, built-in cupboard, and radiator.

BATHROOM

8'4 x 4'5 (2.54m x 1.35m)

uPVC double-glazed window, bath with wall-mounted shower fitment, WC with push flush, washbasin with mixer tap, ladder-style radiator, tiled walls, and tiled flooring.

EXTERIOR

The property offers an enclosed, low-maintenance rear garden.

NOTES

Tenure: Freehold

Council Tax Band: A

EPC Rating: E

What3Words Location: outlooks.interrupt.ghost