



Ground Floor



First Floor



All floorplans provided by Petty Real 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 in the sought-after village of Chelmorton, within the Peak District National Park, this three-bedroom semi-detached home is offered for sale with no onward chain. The property requires modernisation but offers excellent potential, featuring an entrance hall, a good-sized living room, kitchen, utility room, and a ground floor shower room. Upstairs, there are three bedrooms. Outside, there's an enclosed garden to the side and a useful store.

Located in the sought-after village of Chelmorton, within the Peak District National Park, this three-bedroom semi-detached home is offered for sale with no onward chain. The property requires modernisation but offers excellent potential, featuring an entrance hall, a good-sized living room, kitchen, utility room, and a ground floor shower room. Upstairs, there are three bedrooms. Outside, there's an enclosed garden to the side and a useful store.

### HALLWAY

uPVC door and stairs to the first floor.

### LIVING ROOM

14'11 x 11'4 (4.55m x 3.45m)

Two uPVC double glazed windows, electric radiator.



### HALL

Understairs cupboard.

### SHOWER ROOM

4'8 x 7 (1.42m x 2.13m)

uPVC double glazed window, enclosed walk-in shower cubicle with a wall-mounted shower fitment over, WC with push flush, pedestal wash basin, and ladder-style radiator.



### KITCHEN

9 x 8'1 (2.74m x 2.46m)

uPVC double glazed window, fitted wall and base units, stainless steel sink and drainer with mixer tap over, and space for a cooker.



### UTILITY

8'3 x 6'3 (2.51m x 1.91m)

uPVC door and double glazed windows, and plumbing for a washing machine.



### FIRST FLOOR LANDING

Loft access and electric radiator.

### BEDROOM ONE

11'5 x 14'8 (3.48m x 4.47m )

Two uPVC double glazed windows.



### BEDROOMS TWO

8'2 x 8 (2.49m x 2.44m)

uPVC double glazed window.



### BEDROOMS THREE

9 x 8'2 (2.74m x 2.49m)

uPVC double glazed window.



### EXTERIOR

To the side of the property is an open lower garden and a store



### NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

What3Words Location: tree.everybody.intruders