



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



Offered to the market with NO ONWARD CHAIN, this TWO BEDROOM MID 1700s DETACHED COTTAGE is set within a popular residential area on the edge of Buxton, within easy reach of local amenities, schools, transport links, and scenic walks in the nearby Peak District National Park. The property comprises a porch, two reception rooms, kitchen, rear porch, and ground floor WC. The first floor features two double bedrooms and a shower room. Externally, the property sits on a generous plot with both side and rear gardens, together with a gated driveway accessed from St Johns Road providing ample OFF-ROAD PARKING and access to a DETACHED GARAGE.

MISREPRESENTATION ACT 1967.

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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.

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PORCH

uPVC door and double glazed windows.

SITTING ROOM

12 x 11'3 (3.66m x 3.43m)

Two uPVC double glazed windows, radiator, and stairs to the first floor.

LIVING ROOM

13'4 x 10'9 (4.06m x 3.28m)

Two uPVC double glazed windows and a radiator.

WC

uPVC double glazed window, WC, wash basin, and partially tiled flooring.

KITCHEN

8'11 x 14'8 (2.72m x 4.47m)

uPVC door and two double glazed windows, fitted wall and base units, space for a cooker, stainless steel sink and drainer with a mixer tap, and plumbing for a washing machine.

REAR PORCH

uPVC door and double glazed windows.

FIRST FLOOR

BEDROOM ONE

13'5 x 10'8 (4.09m x 3.25m)

Two uPVC double glazed windows, fitted wardrobes, loft access, and a radiator.

BEDROOM TWO

12'3 x 10'10 (3.73m x 3.30m)

uPVC double glazed window, fitted wardrobes, and a radiator.

SHOWER ROOM

8'10 x 13'3 (2.69m x 4.04m)

uPVC double glazed window, double glazed Velux window, corner shower cubicle with a wall mounted electric shower, WC, pedestal wash basin, bidet, radiator, eaves storage space, partially tiled walls, and tiled flooring.

EXTERIOR

The property boasts a generous plot with both side and rear gardens, along with a gated driveway accessed from St Johns Road, providing ample off road parking and access to the detached garage.

GARAGE

Double garage doors, side access door, light and power (currently disconnected).

NOTES

Tenure: Freehold

Council Tax Band: D

EPC Rating: E

