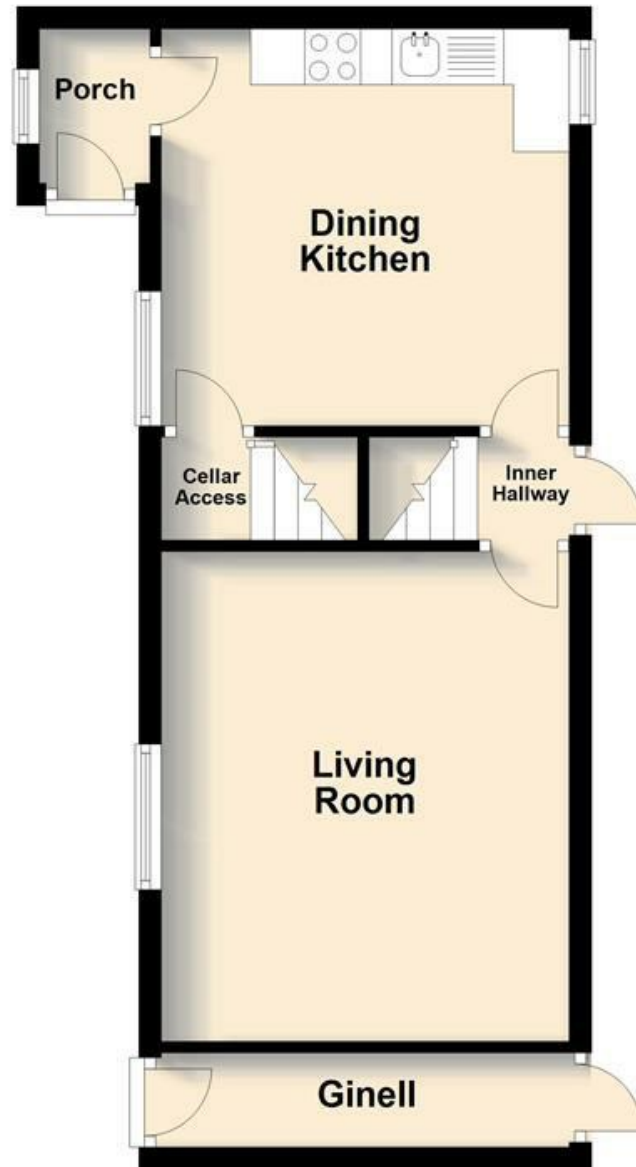


Ground Floor



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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious and well presented DOUBLE FRONTED COTTAGE situated within a highly popular Village location. Comprising; entrance porch, living room, fitted dining kitchen, cellar room, THREE BEDROOMS and fitted bathroom. Externally there is a PRIVATE COURTYARD GARDEN with raised decking area and stone built outhouse. EARLY VIEWING ESSENTIAL.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
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ENTRANCE PORCH

Frosted double glazed window, frosted double glazed entrance door, tiled flooring, cloaks hanging space, glazed door leading to;

LIVING ROOM

14'4 x 11'11 (4.37m x 3.63m)

Double glazed window, electric heater, dado rail, picture rail, two wall light points, cast iron fire surround with tiled inserts and open fire.



FITTED DINING KITCHEN

12'0 x 11'8 (3.66m x 3.56m)

Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer tap, space for electric cooker, space for fridge/freezer, electric storage heater, fireplace with stone mantel, open stone back, cast iron stove and tiled hearth, two double glazed windows, tiled flooring, door to cellar and door to inner hallway.



CELLAR ROOM

7'11 x 6'3 (2.41m x 1.91m)

A small single chambered cellar with stone shelf and storage.

INNER HALLWAY

Double glazed door to garden, stairs to first floor, meters.

FIRST FLOOR LANDING

Double glazed window, access to first floor rooms.

BEDROOM ONE

11'10 x 9'5 (3.61m x 2.87m)

Double glazed window, electric storage heater.



BEDROOM TWO

11'11 x 7'5 (3.63m x 2.26m)

Cast iron fireplace, double glazed window, electric storage heater.



BEDROOM THREE

8'9 x 8'7 (2.67m x 2.62m)

Double glazed window, electric heater.



BATHROOM

Corner bath with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, frosted double glazed window, part tiled walls, access to roof void, airing cupboard with hot water cylinder.



BATHROOM



EXTERNALLY

The rear of the property offers a pleasant walled courtyard garden with raised decking area, stone built outhouse, detached timber shed and gated access to a ginnet.



COURTYARD GARDEN

