



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.



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)

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

VIEWING ESSENTIAL - Charming unfurnished or furnished TWO BEDROOM COUNTRY COTTAGE nestled in a slightly elevated position overlooking the village. The ground floor features a living room with a log burner and a dining kitchen with appliances. Upstairs, there are two bedrooms, one double and one single, and a family bathroom with a shower over the bath. Externally, the property benefits from an enclosed, low-maintenance COURTYARD GARDEN. Located in the popular village of Tideswell in the PEAK DISTRICT NATIONAL PARK, offering a range of shops, cafés, restaurants, and local amenities. Suitable for a retired person, professional, couple, or small family, with easy access to local walks, cycle trails, and excellent commuter links to Sheffield, Buxton, and Manchester. The property benefits from double glazing, gas central heating, and has an EPC rating of D.