



MISREPRESENTATION ACT 1967.

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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.

This charming stone cottage in the sought-after village of Tideswell is well-presented and conveniently located near the village center. It provides easy access to local shops, transportation, and schools. The cottage includes an entrance porch, a living room with a lovely fireplace, a dining kitchen, a utility room, THREE BEDROOMS, and a family bathroom. Outside, you'll find a spacious enclosed garden at the rear.

This charming STONE COTTAGE is well-presented and comprises an entrance porch, a living room with a lovely fireplace, a dining kitchen, a utility room, THREE BEDROOMS, and a family bathroom. Outside, you'll find a SPACIOUS ENCLOSED GARDEN at the rear. Located within the sought-after village of Tideswell and conveniently located near the village center. It provides easy access to local shops, transportation, and schools.

ENTRANCE PORCH

UPVC door and window with quarry tiled flooring.

LIVING ROOM

15'0" x 12'0" (4.57m x 3.66m)
UPVC double glazed window, a feature brick recessed fireplace, TV aerial point, two radiators, and double doors leading to the dining kitchen.



DINING/KITCHEN

15'0" x 12'2" (4.57m x 3.71m)
UPVC double glazed window, a range of quality wooden base and wall units, stainless steel single drainer sink unit, space for an electric cooker, plumbing for a washing machine and dryer, radiator, and a feature brick fireplace.



UTILITY AREA

9'3" x 7'2 (2.82m x 2.18m)
UPVC double glazed double sliding doors giving access to the rear garden, UPVC double glazed window, space for a fridge freezer, radiator, and loft access.

FIRST FLOOR LANDING

Radiator and stairs to the second floor.

BEDROOM TWO

12'1" x 9'8" (3.68m x 2.95m)
UPVC double glazed window, radiator, and wood-effect laminate flooring.



BEDROOM THREE

12 x 8 (3.66m x 2.44m)
UPVC double glazed window and a radiator.



BATHROOM

8'10 x 4'11 (2.69m x 1.50m)
UPVC double glazed window, a fitted suite comprising a wood-panelled bath, a pedestal washbasin, and low-level WC, radiator, part-tiled walls, and wood-effect laminate flooring.



SECOND FLOOR

BEDROOM ONE

(13'5" x 11 ((4.09m x 3.35m)
Two double glazed Velux windows, radiator, and access to eaves storage.



OUTISDE

The property features a front walled patio garden and a rear flagged garden with steps leading to a spacious lawned area. The lawned garden includes mature trees, shrubs, and gravel pathways, along with a designated seating area.



NOTES

The property is believed to be Freehold, subject to solicitor verification.
Council Tax Band: C
EPC Rating: D