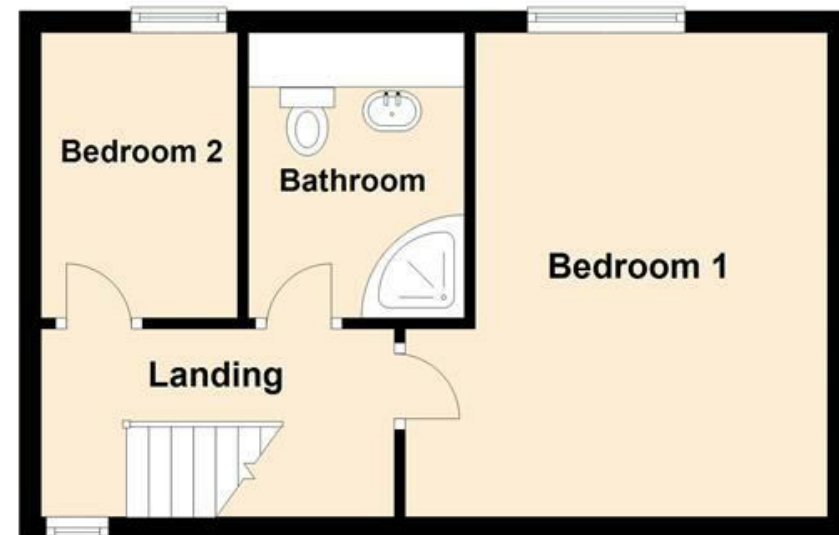


Ground Floor



First Floor



EARLY VIEWING IS A MUST! A delightful stone built cottage situated within a popular village location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; porch, hallway, lounge, kitchen, rear porch, store room, TWO BEDROOMS and fitted shower room. Externally there is OFF ROAD DRIVEWAY PARKING together with a small lawned garden with outhouse to rear.

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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.



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### VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

### ENTRANCE PORCH

Double glazed windows and double glazed entrance door.

### HALLWAY

Frosted entrance door, under stairs recess.

### LOUNGE

14'9 x 12'9 (4.50m x 3.89m)

Double glazed window, electric wall heater, open fire with tiled surround and tiled hearth, door and stairs to first floor.



### KITCHEN

6'8 x 6'1 (2.03m x 1.85m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, space for washing machine and electric cooker, single drainer sink unit, tiled flooring, glazed door leading to;



### REAR PORCH

Glazed window and further door accessing rear hallway.

### REAR HALLWAY

Door and steps leading to the garden.



### STORE ROOM

11'11 x 4'3 (3.63m x 1.30m)

A useful room that has potential to be converted into additional accommodation if required.



### FIRST FLOOR LANDING

Glazed window to rear, access to roof void.

### BEDROOM ONE

14'5 x 11'6 narrowing to 8'11 (4.39m x 3.51m narrowing to 2.72m)

Double glazed window, electric wall heater.



### BEDROOM TWO

8'11 x 5'11 (2.72m x 1.80m)

Frosted double glazed window, electric wall heater.



### BATHROOM

Corner shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, extractor fan and electric wall heater.



### EXTERNALLY

To the front of the cottage there is a gated driveway providing off road parking together with mature plantings.

The rear of the property offers a small lawned garden together with two storage outhouses.



### SERVICES

Mains services are connected to the property.

### NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.