

Ground Floor



First Floor



A WELL PRESENTED and thoughtfully altered DUPLEX APARTMENT situated within a highly desirable location within a converted mill. The property is located within the village of Tideswell within the heart of the peak District National Park and is surrounded by stunning countryside and within easy reach of walks, cycle trails and local amenities. The apartment offers versatile accommodation including two children's bedrooms with Mezzanine bedroom levels together with a study and dining area off the open plan living room. An internal viewing is essential in order to fully appreciate the accommodation on offer.

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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PRIVATE ENTRANCE HALLWAY

Entrance door, storage cupboard.

LIVING ROOM

13'10 x 10'11 (4.22m x 3.33m)

A spacious room with two double glazed windows offering views across Tideswell, wood effect flooring, radiator, stairs to first floor, space for table and chairs.



STUDY AREA

6'6 x 5'0 (1.98m x 1.52m)

Double glazed window, wood effect flooring, radiator.



DINING AREA

Double glazed window, radiator, wood effect flooring



FITTED KITCHEN

10'2 x 8'3 (3.10m x 2.51m)

Fitted with a range of wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, fitted oven with four ring electric hob, space for fridge/freezer, wood effect flooring, double glazed window, space for washing machine, breakfast bar.



FIRST FLOOR

LANDING

Double glazed window, access to roof void via with pull down ladder.

BEDROOM ONE

14'5 x 7'9 (4.39m x 2.36m)

Two double glazed windows, radiator, ceiling beam.



BEDROOM TWO

11'2 x 7'6 plus mezzanine level (3.40m x 2.29m plus mezzanine level)

Double glazed window, radiator, ladder accessing mezzanine bedroom level.



BEDROOM THREE

9'6 x 8'0 narrowing to 4'11 plus mezzanine level (2.90m x 2.44m narrowing to 1.50m plus mezzanine level)

Double glazed window, radiator, access to mezzanine bedroom level.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, tiled walls, frosted double glazed window, radiator.



EXTERNALLY

The property benefits from an off road parking space together with pleasant communal gardens.



ROOFTOP VIEWS



VIEWING

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

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.