



**Wright Marshall**  
Estate Agents

4 GORDON ROAD, TIDESWELL, BUXTON SK17  
8PR

**£825 PER CALENDAR MONTH**



**AVAILABLE 1st DECEMBER 2021.** Situated within the popular Village of Tideswell this stone built end of terrace offers spacious **ACCOMMODATION SET OVER THREE FLOORS**. Comprising; porch, hallway, WC/utility room, Lounge, dining room, fitted kitchen (being replaced prior to tenancy), **THREE DOUBLE BEDROOMS PLUS A SPACIOUS ATTIC ROOM** and a family bathroom. Externally there is **OFF ROAD PARKING** together with patio and seating area.

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.
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### ENTRANCE PORCH

Leading to the hallway.



### HALLWAY

Access to the WC/utility, dining room and kitchen.



### WC/UTILITY ROOM

Low level WC and space for white goods.

### LOUNGE

Fireplace, stairs to first floor.



### DINING ROOM

Folding doors opening onto the lounge.



### FITTED KITCHEN

We understand our landlord intends to fit an updated kitchen into the property prior to any tenancy beginning.



### FIRST FLOOR LANDING

Stairs to second floor attic room.

### BEDROOM ONE



### BEDROOM TWO

Fitted wardrobe storage.



### BEDROOM THREE

Built in storage.



### FAMILY BATHROOM

With bath, separate shower cubicle, wash hand basin and low level WC.



### SECOND FLOOR ATTIC ROOM

Previously used as a fourth bedroom.



### EXTERNALLY

The cottage offers a gated driveway providing off road parking for several vehicles together with patio and seating areas.

