



**ATTENTION ALL INVESTORS!** - A well presented mid terraced cottage situated within a popular location and offered for sale with a long term tenant in residence. Comprising; living room, fitted kitchen, rear porch with utility cupboard, **TWO BEDROOMS** and shower room. Externally there is a rear yard together with **DRIVEWAY PARKING** and a detached **GARAGE**.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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### ENTRANCE PORCH

Double glazed French doors, frosted door leading to;

### LIVING ROOM

13'2 x 12'0 (4.01m x 3.66m)

Double glazed window, radiator, stairs to first floor, fireplace with wooden surround, marble effect hearth and back and electric fire.



### FITTED KITCHEN

13'2 x 8'9 (4.01m x 2.67m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap, space for gas cooker, wall mounted central heating boiler, double glazed window, frosted door leading to;



### REAR PORCH

Double glazed windows, double glazed door to outside, access to a small utility cupboard with space for washing machine and tumble dryer above.

### FIRST FLOOR LANDING

Access to roof void.

### BEDROOM ONE

13'3 x 8'6 maximum (4.04m x 2.59m maximum)

Double glazed window, radiator.



### BEDROOM TWO

8'7 x 7'6 (2.62m x 2.29m)

Double glazed window, radiator.



### SHOWER ROOM

Corner shower cubicle with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, radiator, wood effect flooring, extractor fan.



### EXTERNALLY

The property offers driveway parking leading to a detached single garage with double opening doors.

To the rear of the cottage there is an enclosed yard.



### GARAGE/PARKING

