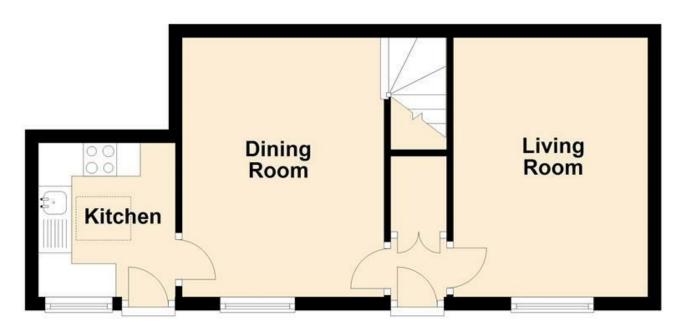
Ground Floor



First Floor



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.







2 RAILWAY COTTAGES, STATION ROAD, DOVE HOLES SK17 8DH

OFFERS IN THE REGION OF £184,950



EARLY VIEWING HIGHLY RECOMMENDED. A well presented DOUBLE FRONTED stone built cottage benefitting from AMPLE OFF ROAD PARKING and scope for a side extension subject to planning. Comprising; hall, living room, dining room, fitted kitchen, TWO BEDROOMS and fitted bathroom. Externally there is driveway parking together a patio area and laid to lawn gardens.

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EARLY VIEWING HIGHLY RECOMMENDED. A well FITTED KITCHEN presented DOUBLE FRONTED stone built cottage benefitting 7'7 x 6'8 (2.31m x 2.03m) from AMPLE OFF ROAD PARKING and scope for a side Fitted with wall and base mounted units with work surfaces extension subject to planning. Comprising; hall, living room, dining room, fitted kitchen, TWO BEDROOMS and fitted bathroom. Externally there is driveway parking together a patio area and laid to lawn gardens.

DIRECTIONS

From our office proceed along the A6 out of Buxton until reaching the traffic lights in Dove Holes, turn left onto Station Road and left again before the bridge leading towards the train station - the property can then be found on the right hand side.

HALLWAY

Double glazed entrance door, under stairs storage cupboard, wood effect flooring.

LIVING ROOM

12'9 x 9'7 (3.89m x 2.92m)

Double glazed sash style window, cast iron fireplace with open fire, radiator, ceiling coving, ceiling rose.



DINING ROOM

12'11 x 10'0 (3.94m x 3.05m)

Double glazed sash style window, radiator, wood effect flooring, stairs to first floor, ceiling coving, ceiling rose.



over and matching returns, single drainer sink unit with mixer tap, fitted double oven with four ring gas hob and extractor above, space for slimline dishwasher, space for washing machine, space for fridge/freezer, double glazed window, double glazed door to outside, double glazed Velux style window, concealed lighting.



FIRST FLOOR LANDING

Access to roof void, glazed window.

BEDROOM ONE

13'4 x 9'9 (4.06m x 2.97m)

Double glazed sash style window, radiator, wood effect flooring, wall mounted cast iron fire surround, ceiling coving.



BEDROOM TWO

8'8 x 6'10 (2.64m x 2.08m)

Double glazed sash style window, radiator, wood effect flooring, built in overhead storage cupboards.



BATHROOM

Panelled bath with hand held shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, separate shower cubicle with shower fittings over, part tiled walls, tiled flooring, built in storage cupboard, frosted double glazed window.



EXTERNALLY - SIDE GARDEN

The cottage is approached through a five bar gate and leads to a gravelled driveway providing ample off road parking. There is a patio and a side garden with two timber sheds (one with electric lighting), vegetable planters and a laid to lawn garden.



FRONT GARDEN

To the front of the house there is a further garden, laid to lawn with borders and hedgerow surround.



GATED FRONTAGE

