

Ground Floor



First Floor



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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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.



FITTED KITCHEN

7'7 x 6'8 (2.31m x 2.03m)

Fitted with wall and base mounted units with work surfaces 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

