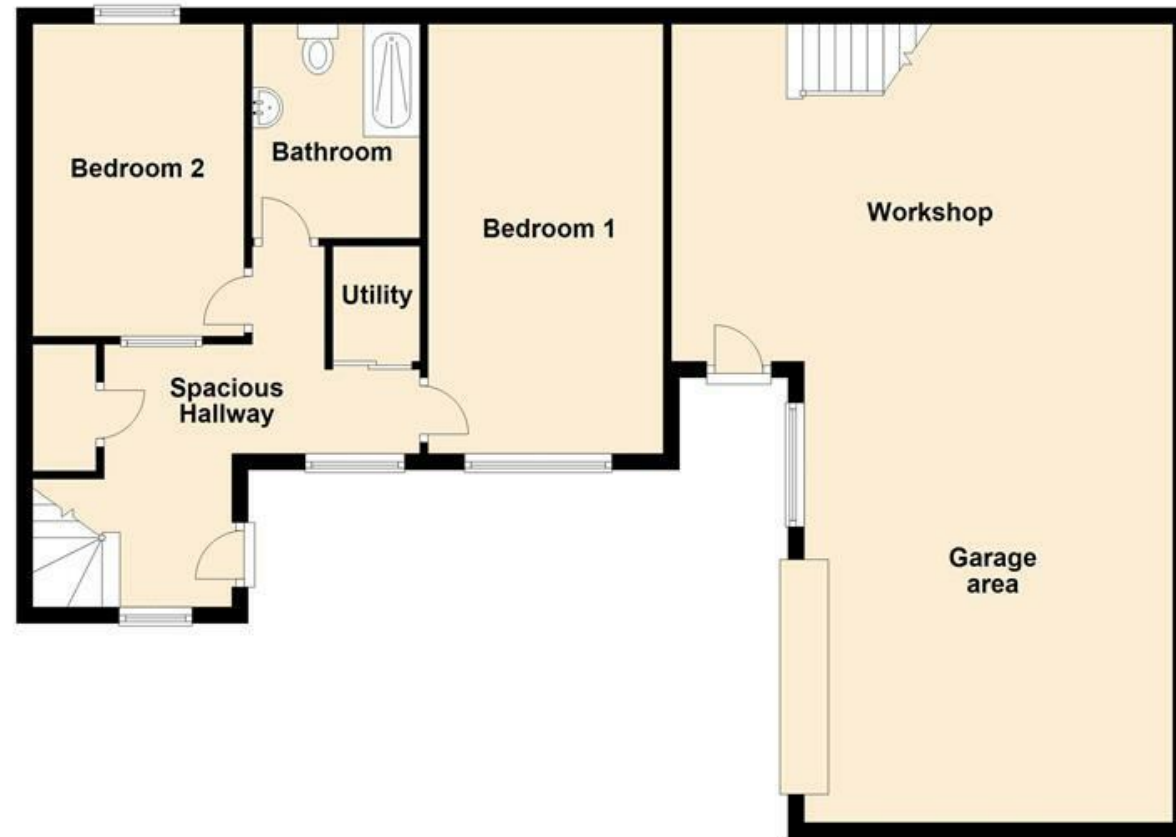
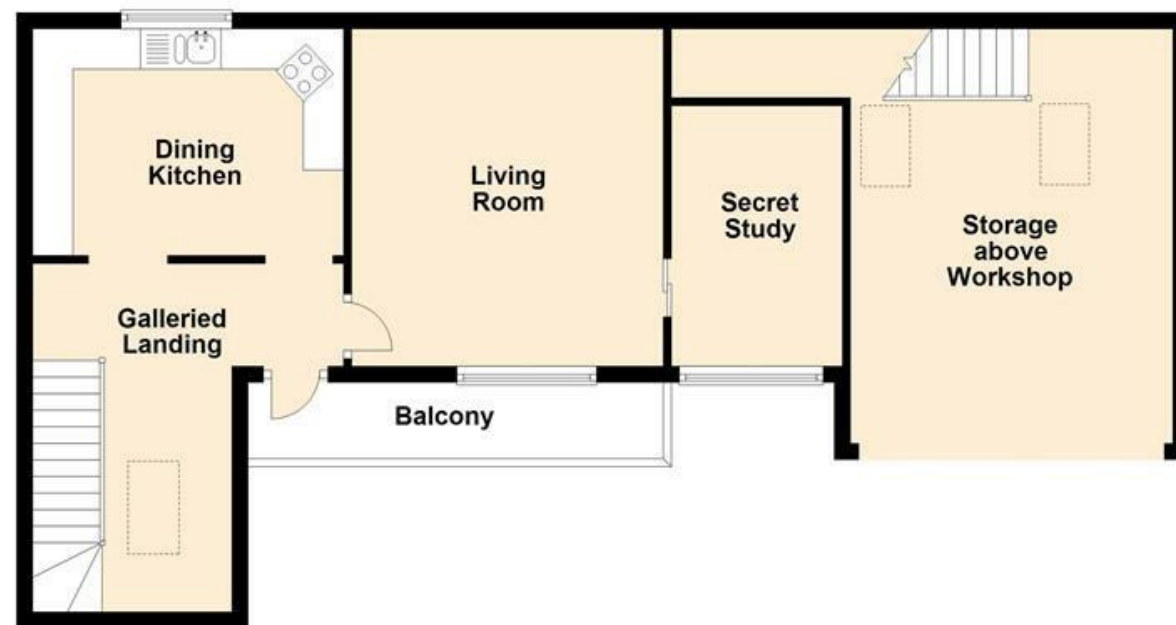


Ground Floor



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.

A HIDDEN GEM - VIEWING ESSENTIAL! This stone built cottage is conveniently situated within WALKING DISTANCE OF BUXTON MARKET PLACE and offers versatile accommodation with the benefit of A LARGE GARAGE/WORK SHOP with further first floor storage, offering scope for further DEVELOPMENT if required.

Comprising; spacious hallway, TWO DOUBLE BEDROOMS, fitted bathroom, first floor with GALLERIED LANDING with access to a first floor BALCONY, living room, fitted dining kitchen and a 'secret study'. Externally there is AMPLE OFF ROAD PARKING together with a garden area.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
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UNEXPECTEDLY BACK ON THE MARKET - CALL NOW TO BOOK A VIEWING SLOT! This stone built cottage is conveniently situated within WALKING DISTANCE OF BUXTON MARKET PLACE and offers versatile accommodation with the benefit of A LARGE GARAGE/WORK SHOP with further first floor storage, offering scope for further DEVELOPMENT if required. Comprising; spacious hallway, TWO DOUBLE BEDROOMS, fitted bathroom, first floor with GALLERIED LANDING with access to a first floor BALCONY, living room, fitted dining kitchen and a 'secret study'. Externally there is AMPLE OFF ROAD PARKING together with a garden area.

SPACIOUS ENTRANCE HALLWAY

Vaulted ceiling, frosted double glazed entrance door, two double glazed windows, two radiators, dado rail, under stairs storage cupboard, stairs to first floor.



UTILITY CUPBOARD

4'6 x 3'6 (1.37m x 1.07m)
Space for washing machine, work surface with circular sink unit, radiator, tiled flooring.

BEDROOM ONE

17'6 x 9'7 into robes (5.33m x 2.92m into robes)
Fitted wardrobes, fitted vanity unit with drawers, double glazed window, radiator.



BEDROOM TWO

12'8 x 8'7 (3.86m x 2.62m)
Small double glazed window to rear, glazed internal window, radiator.



BATHROOM

8'1 x 6'10 (2.46m x 2.08m)
Walk in shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, built in storage cupboard, part tiled walls, wood effect flooring, extractor fan.



FIRST FLOOR GALLERIED LANDING

Overlooking the ground floor hallway, double glazed Velux style window, exposed beam, dado rail, radiator, seating area and frosted double glazed door leading to;



FIRST FLOOR BALCONY

18'6 x 4'8 (5.64m x 1.42m)
A pleasant balcony with wrought iron surround and seating area.

LIVING ROOM

13'7 x 12'8 (4.14m x 3.86m)
Double glazed window, radiator, two wall light points, ceiling coving, a fitted bookcase that slides in a James Bond style to reveal the secret study!



SECRET STUDY

11'4 x 7'0 (3.45m x 2.13m)
Glass brick window, wood effect flooring, radiator.

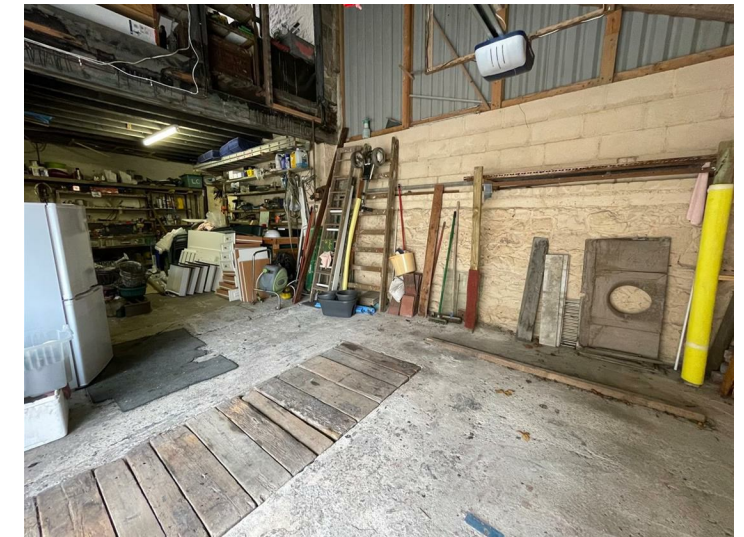


FITTED DINING KITCHEN

12'3 x 9'3 (3.73m x 2.82m)
Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with four ring gas hob and extractor above, fitted fridge/freezer, space for dishwasher, cupboard housing central heating boiler, double glazed window, radiator, space for table and chairs and access to roof void.

WORKSHOP/GARAGE

32'7 narrowing to 16'4 x 20'5 narrowing to 15'0 (9.93m narrowing to 4.98m x 6.22m narrowing to 4.57)
Externally accessed. Garage area with pit, electric up and over door, double glazed window, opening onto workshop area with power and lighting together with a staircase leading to the first floor.



FIRST FLOOR STORAGE ROOM

16'10 x 20'2 narrowing to 12'4 (5.13m x 6.15m narrowing to 3.76m)
First floor storage with power, lighting and two roof windows.



EXTERNALLY

Patio area with seating and artificial grass area, enclosed boundaries and ample gated parking. Ornamental pond and greenhouse.