

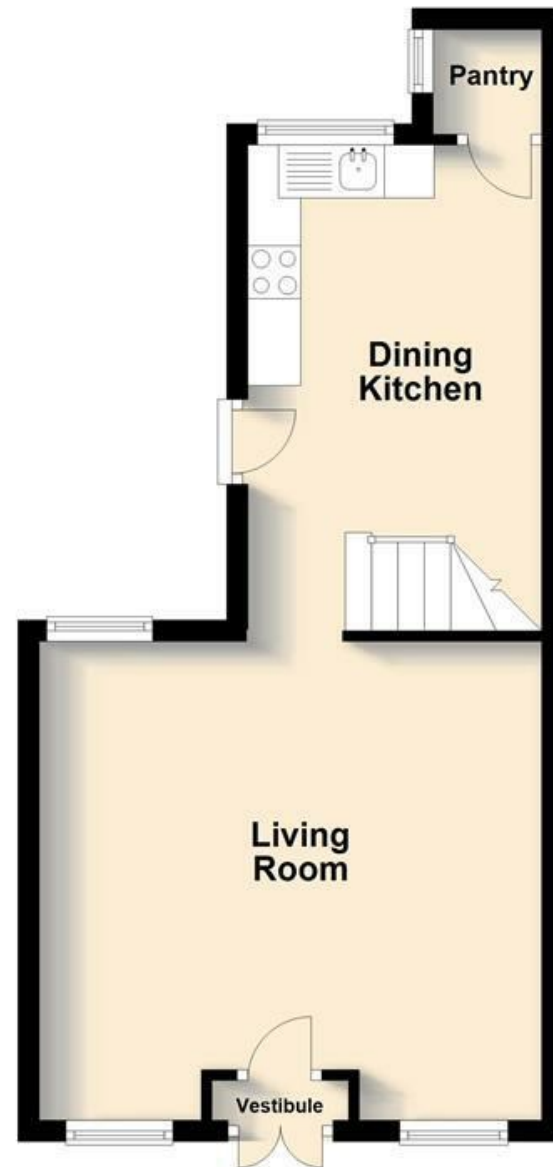


Wright Marshall  
Estate Agents

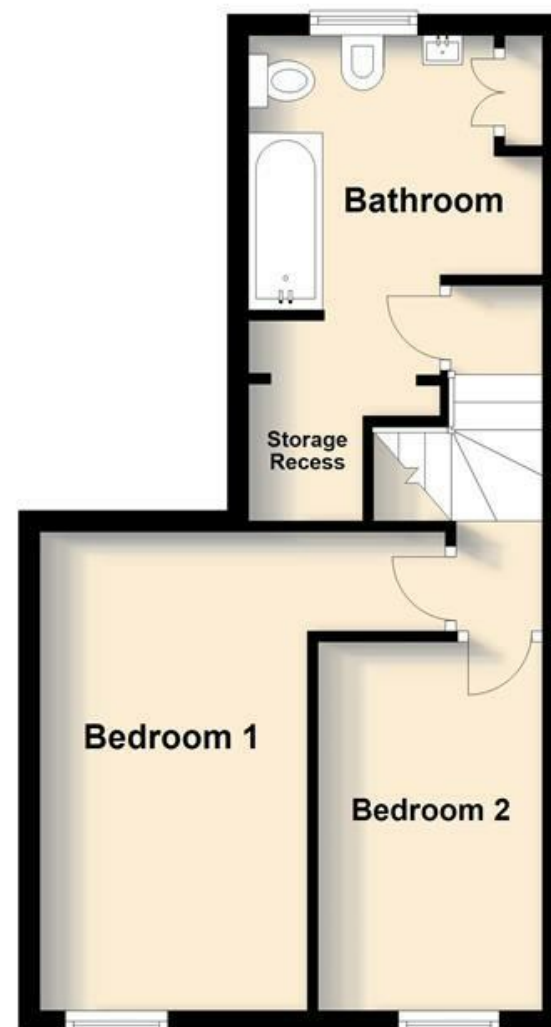
WHILOM COTTAGE HIGH STREET, TIDESWELL,  
BUXTON SK17 8LB

ASKING PRICE £254,950

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.
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OFFERED FOR SALE WITH NO ONWARD CHAIN. A delightful cottage centrally situated within a highly popular Village location. Ideally suited to either an investor or owner occupier, benefitting from a patio and PRIVATE REAR GARDEN with OPEN APECT ACROSS FIELDS. Accommodation comprising; living room, fitted kitchen with small pantry, TWO BEDROOMS and spacious bathroom. EARLY VIEWING IS HIGHLY RECOMMENDED IN ORDER TO AVOID DISAPPOINTMENT.

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### DIRECTIONS

Upon entering Tideswell Village proceed along Queens Street before bearing left onto High Street where the cottage can then be found on the left hand side.

### ENTRANCE VESTIBULE

Double doors to front.

### LIVING ROOM

15'7 x 14'10 plus recess (4.75m x 4.52m plus recess)  
Three double glazed windows, glazed entrance door, cast iron stove with stone hearth and wooden mantel, four wall light points, fitted shelving, fitted cupboards with meters, radiator, steps leading to;



### DINING KITCHEN

11'11 x 9'0 plus stair recess (3.63m x 2.74m plus stair recess)  
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, space for electric cooker with extractor above, radiator, tiled flooring, double glazed window, frosted door to outside, stairs to first floor, door to;



### PANTRY

A small pantry with shelving and glazed window.

### FIRST FLOOR LANDING

Access to first floor rooms.

### BEDROOM ONE

15'0 x 8'4 into robe recess (4.57m x 2.54m into robe recess)  
Fitted wardrobe recess, double glazed window, radiator.



### BEDROOM TWO

12'0 x 7'2 (3.66m x 2.18m)  
Double glazed window, radiator, access to roof void.



### SPACIOUS BATHROOM

15'8 x 8'4 into recess (4.78m x 2.54m into recess)  
Panelled bath with shower fittings over, low level WC, bidet, pedestal wash hand basin, radiator, airing cupboard with wall mounted central heating boiler, large storage recess, part tiled walls, stripped wood flooring.



### REAR YARD

There is a small rear yard with seating area and steps leading to the main garden.



### REAR GARDEN

The main garden is enclosed and has mature plantings, a timber shed and enjoys a pleasant open aspect to the rear.



### ASPECT

The rear of the garden enjoys a delightful open aspect to the rear.



### COUNCIL TAX BAND - C