



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Offered to the market with NO ONWARD CHAIN This spacious townhouse is part of the historic Litton Mill development, nestled in the secluded hamlet beside the picturesque River Wye. Accessible from Millers Dale, it is close to numerous beautiful walking trails, including the popular Monsal Trail. Spanning three floors, the accommodation includes two reception rooms, a large open-plan living kitchen area, four bedrooms, and three bathrooms. It features communal riverside grounds, a private garden, a balcony, undercroft parking, and visitor parking.

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GROUND FLOOR - ENTRANCE HALL

21'6 x 7'4 (6.55m x 2.24m)
Timber entrance door, radiator, built in cupboard, part tiled part wooden flooring and stairs to both the basement level and first floor.

OPEN PLAN LIVING AREA

22'6 x 25'5 (max) (6.86m x 7.75m (max))
Three timber framed double glazed windows, two radiators, built in cupboard, wood end flooring, and open to the kitchen.



KITCHEN

14'4 x 8'10 (4.37m x 2.69m)
Timber framed double glazed window, fitted wall and base units, stainless steel sink and drainer with a mixer tap over, space for a range cooker, plumbing for a washing machine and dishwasher, and wooden flooring.



BEDROOM FOUR / STUDY

9'7 x 9'1 (2.92m x 2.77m)
Timber framed velux window, radiator and wooden flooring.

LOWER GROUND FLOOR - HALLWAY

Stairs to the ground floor.

LIVING ROOM

17'11 x 25'5 (5.46m x 7.75m)
Timber framed double glazed double doors and window, two radiators, under stairs storage cupboard, and wood effect flooring.



BALCONY

3'11 x 7'7 (1.19m x 2.31m)



BEDROOM ONE

10'4 x 10'4 (3.15m x 3.15m)
Timber framed window, radiator, and a dressing area (7'10 X 7'2).



DRESSING ROOM

10'4 x 7'7 (3.15m x 2.31m)
Fitted wardrobes.

ENSUITE

7'4 x 10'9 (2.24m x 3.28m)
Timber framed window, enclosed shower cubicle with a wall mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap over, radiator, partially tiled walls and tiled flooring .

FIRST FLOOR LANDING

Access to the two first floor bedrooms

BEDROOM TWO

13 x 18'8 (3.96m x 5.69m)
Timber double glazed window and two velux windows, radiator and vaulted ceiling with exposed beams.



ENSUITE

9'10 x 7 (3.00m x 2.13m)
Velux window, encloses shower cubicle with a wall mounted shower fitment, WC with a push flush, wash basin with a mixer tap, ladder style radiator, and partially tiled walls and tiled flooring.



BEDROOM THREE

13'8 x 15'4 (4.17m x 4.67m)
Two velux windows, radiator built in cupboard, and vaulted ceiling with exposed beams.



ENSUITE

13'8 x 6'9 (4.17m x 2.06m)
Velux window, encloses shower cubicle with a wall mounted shower fitment, free standing roll top bath, WC with a pull chain flush, pedestal wash basin with a mixer tap, Ladder style radiator, and partially tiled walls and tiled flooring.



EXTERIOR

The property offers a private garden area as well as communal grounds with various seating areas along the riverside for residents to enjoy. Additionally, there is an allocated undercroft parking bay and storage area assigned to the property. Further communal parking bays are also available on-site for visitors.



NOTES

Tenure: Leasehold
Lease Term: 979 years remaining
Council Tax Band: E
EPC Rating: D