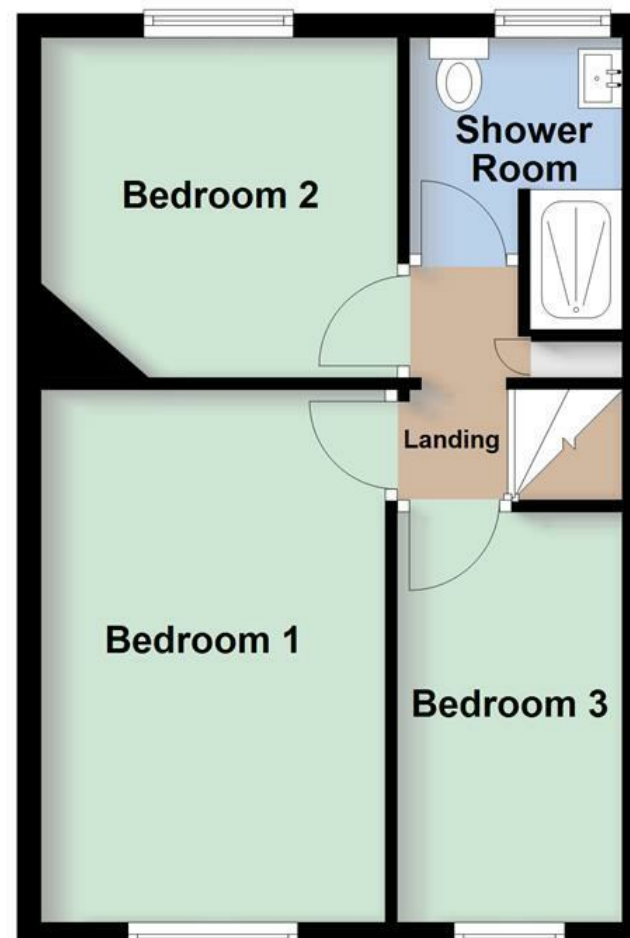


### Ground Floor

### First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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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.
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This well proportioned THREE BEDROOM STONE COTTAGE, TASTEFULLY RENOVATED and set in a popular semi rural location, is offered for sale with NO ONWARD CHAIN. The accommodation includes a porch, living room with log burner, modern fitted dining kitchen, three bedrooms, two of which are doubles, and a contemporary shower room. Externally, there is a lawned garden with established flower beds to the front, while to the rear there is OFF ROAD PARKING and an extensive lawned garden backing onto open countryside, with patio areas and a brick outbuilding or workshop.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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**PORCH**

Entrance door, uPVC double glazed window, radiator, and tiled flooring.

**LIVING ROOM**

14'9 x 13'1 (4.50m x 3.99m)  
uPVC double glazed window, log burner, understairs cupboard, wood-effect flooring, and stairs to the first floor.



**KITCHEN**

9'5 x 16'6 (2.87m x 5.03m)  
uPVC door, two uPVC double glazed windows, fitted wall and base units, four-ring gas hob, integral oven, stainless steel 1.5 bowl sink and drainer with mixer tap over, plumbing for a washing machine, built-in cupboard, radiator, and wood-effect flooring.



**LANDING**

Built-in cupboard.

**BEDROOM ONE**

14'10 x 9'7 (4.52m x 2.92m)  
uPVC double glazed window and radiator.



**BEDROOM TWO**

10'2 x 10'6 (3.10m x 3.20m)  
uPVC double glazed window and radiator.



**BEDROOM THREE**

11'4 x 6'8 (3.45m x 2.03m)  
uPVC double glazed windows, built-in bed with pull-out storage underneath, loft access, and radiator.



**SHOWER ROOM**

8'10 x 6'1 (2.69m x 1.85m)  
uPVC double glazed window, open walk-in shower cubicle with wall-mounted rainforest shower fitment over, WC with push flush, wash basin with mixer tap over, ladder-style radiator, part tiled walls, and wood-effect flooring.



**EXTERIOR**

To the front elevation is a lawned garden with established flower beds and ample parking. The generous rear garden features a patio, lawn, established beds, greenhouse, and a brick outbuilding, backing onto open countryside with far-reaching hill views.



**NOTES**

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D