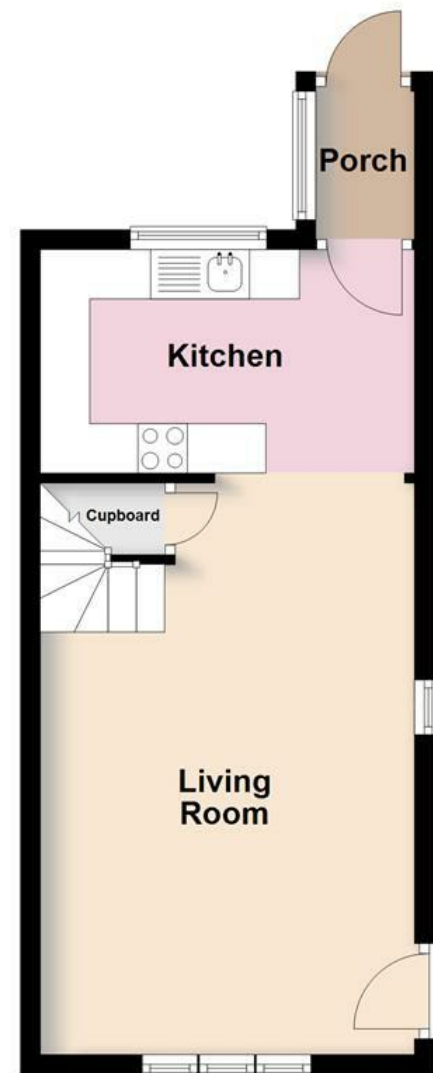
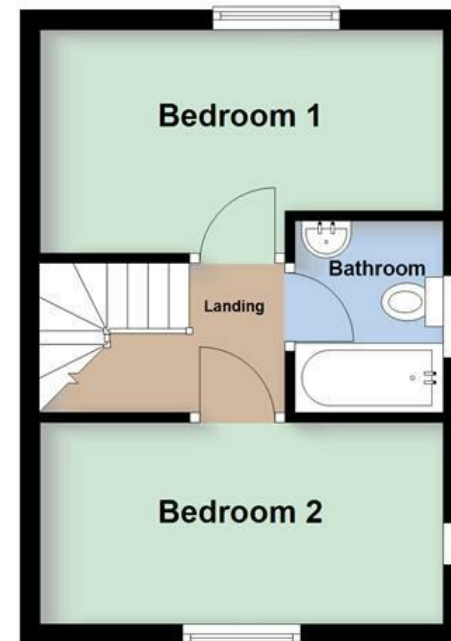


Ground Floor



First Floor



Second 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.



A beautifully presented END-OF-TERRACE COTTAGE in an outstanding rural setting in Quarnford, enjoying UNINTERRUPTED VIEWS across the surrounding Peak District countryside, with good access to Buxton and Leek. The accommodation, which benefits from central heating throughout, includes a living room and kitchen, rear porch, two bedrooms, a modern bathroom, and a converted loft room with power, lighting and heating. Outside, there are lawned gardens to the front and side, a private rear yard, and DRIVEWAY PARKING (kerb not currently dropped). Currently run as a successful holiday let, the property offers excellent potential either as a continued investment or a permanent home, and is offered for sale with NO UPWARD CHAIN.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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 beautifully presented END-OF-TERRACE COTTAGE in an outstanding rural setting in Quarnford, enjoying UNINTERRUPTED VIEWS across the surrounding Peak District countryside, with good access to Buxton and Leek. The accommodation, which benefits from central heating throughout, includes a living room and kitchen, rear porch, two bedrooms, a modern bathroom, and a converted loft room with power, lighting and heating. Outside, there are lawned gardens to the front and side, a private rear yard, and DRIVEWAY PARKING (kerb not currently dropped). Currently run as a successful holiday let, the property offers excellent potential either as a continued investment or a permanent home, and is offered for sale with NO UPWARD CHAIN.

LIVING ROOM

18'11 x 12'5 (5.77m x 3.78m)
Oak flooring, uPVC door, four double glazed windows, radiator, under-stairs cupboard, stairs to the first floor, and open to:



KITCHEN

7'5 x 12'4 (2.26m x 3.76m)
Slate tiled flooring, uPVC door, double glazed window, fitted wall and base units with granite worktops over, four-ring electric hob with extractor hood above, integrated oven, stainless steel sink and drainer with mixer tap, integrated fridge, plumbing for a washing machine, and radiator.



REAR PORCH

uPVC door, double glazed window, and slate tiled flooring.

FIRST FLOOR LANDING

Access to the loft via a drop-down ladder.

BEDROOM ONE

7'4 x 13'5 (2.24m x 4.09m)
uPVC double glazed window and radiator.



BEDROOM TWO

6'8 x 13'7 (2.03m x 4.14m)
Two uPVC double glazed windows and radiator.



BATHROOM

6'4 x 4'10 (1.93m x 1.47m)
uPVC double glazed window, bath with wall-mounted electric shower over, WC with push flush, pedestal wash basin, ladder-style radiator, part tiled walls, and tiled flooring.



LOFT

11'4 x 13 (3.45m x 3.96m)
Radiator, light and power, and access to eaves storage space.



EXTERIOR

To the front and side of the property are lawned gardens, plus a tarmac drive for at least two vehicles. To the rear is an enclosed patio'.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: G