



4 Rose Cottages Litton, Buxton, SK17 8QY
£270,000



Nestled in the charming village of Litton, Buxton, this delightful house offers a wonderful opportunity to create your dream home. Situated in a sought-after area, this property boasts a large front garden, perfect for enjoying the quintessential English outdoors.

Although modernisation is required, this blank canvas allows you to put your personal touch on every corner of this home. Imagine the possibilities of transforming this idyllic property into a modern oasis while retaining its traditional charm.

With no chain involved, the path to making this house your own is clear and hassle-free. Don't miss out on the chance to own a piece of this picturesque village and turn it into your own slice of paradise.

Call now to view 01246 232156



GROUND FLOOR

Porch

Accessed via the uPVC front door. It provides access to the Living Room and Kitchen.

Living Room

14'9" x 11'8" (4.52 x 3.58)

The living Room is a good size and located towards the front of the property. It has carpeted flooring, radiator and gas fire. There is a stone fireplace, a large double glazed window to the front of the property and a small single glazed window to the rear. It also provides access up to the first floor via stairs.

Pantry

3'10" x 7'0" (1.19 x 2.15)

A great space to the rear of the property with concrete flooring, shelves and small single glazed window.

Kitchen

10'11" x 8'11" (3.35 x 2.72)

The Kitchen is also a good size and is located towards the front of the property. It has tiled flooring, Gas Fire and double glazed window to the front. There are ample wall and base units with single sink and drainer with mixer tap, space for gas cooker and tiled walls.

Hall

Providing access to the Bathroom and Workshop.

Bathroom

8'0" x 4'9" (2.46 x 1.46)

The bathroom is a good size located on the Ground Floor. It has tiled floors and walls, a double glazed window and radiator below. There is a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin and bath tub.

Workshop

6'5" x 12'6" (1.96 x 3.82)

This space has been used as a workshop before and also provides access to the rear of the property.

FIRST FLOOR

Landing

This is carpeted and provides access to both bedrooms.

Bedroom One

11'1" x 14'2" (3.38 x 4.34)

An extremely large double bedroom which has carpeted flooring, large double glazed window below and storage cupboard. The combination boiler is also housed in the first bedroom.

Bedroom Two

14'10" x 11'8" (4.54 x 3.58)

A further spacious double bedroom with double glazed window and radiator below. It has carpeted flooring and built in wardrobes.

EXTERNAL

Front Garden

The front garden is outstanding and full of beautiful flowers giving the property that beautiful cottage feel. The property is gated and a path runs through the middle of the property and round the side of the property to the rear which has the footings of an extension started before.

Viewing

Strictly by appointment with the agent W T Parker on 01246 232156 / residential@wtparker.com

EPC Rating

57/D

Council Tax Banding

Band C - Derbyshire Dales District Council

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

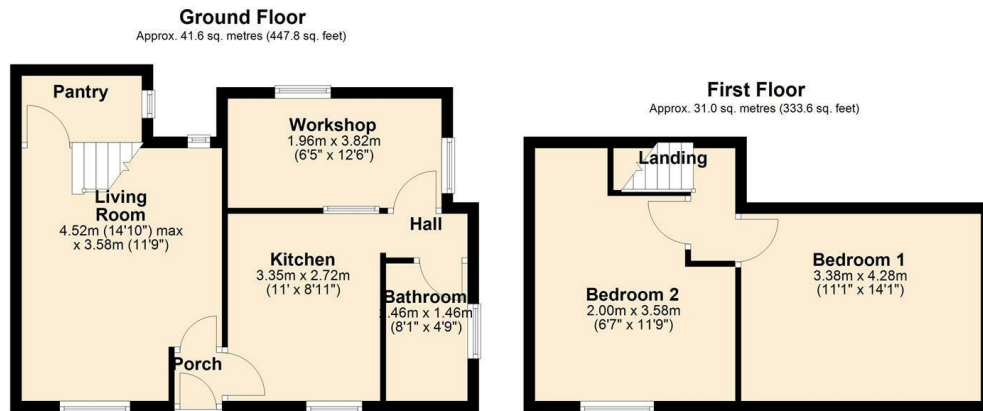
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 72.6 sq. metres (781.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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