



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



Located in the sought after village of Chelmorton, within the Peak District National Park, this deceptively spacious two bedroom stone built semi detached home comprises an entrance hall, a good sized living and dining room, kitchen, and utility room. To the first floor are two good sized bedrooms and a family bathroom. Externally, the property boasts a garage and ample off road parking for three to four vehicles.

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.

HALLWAY

uPVC door, radiator, and stairs to the first floor.

LIVING ROOM

20 x 10'9 (6.10m x 3.28m)

Two uPVC double glazed windows, log burner, two radiators, understairs cupboard, and wood effect flooring.

KITCHEN

8'10 x 8 (2.69m x 2.44m)

uPVC double glazed window, fitted wall and base units, four ring electric hob with integrated oven and grill, stainless steel sink and drainer with mixer tap over, plumbing for a dishwasher, radiator, and tiled flooring.

UTILITY

7'10 x 6'2 (2.39m x 1.88m)

uPVC door and two double glazed windows, plumbing for a washing machine and tumble dryer, and tiled flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

11'2 x 14'5 (max) (3.40m x 4.39m (max))

Two uPVC double glazed windows and a radiator.

BEDROOM TWO

8'11 x 8'1 (2.72m x 2.46m)

uPVC double glazed window, and a radiator.

BATHROOM

8'4 x 8'1 (2.54m x 2.46m)

uPVC double glazed window, panelled bath, enclosed shower cubicle with electric wall mounted shower fitment, WC, pedestal wash basin, radiator, part tiled walls, and tiled effect flooring.

LOFT

Velux window, light, and power.

EXTERIOR

The property offers ample off road parking for up to four vehicles.

GARAGE

Light and power.

NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: E

What3Words Location: pilots.daisy.adjuster

