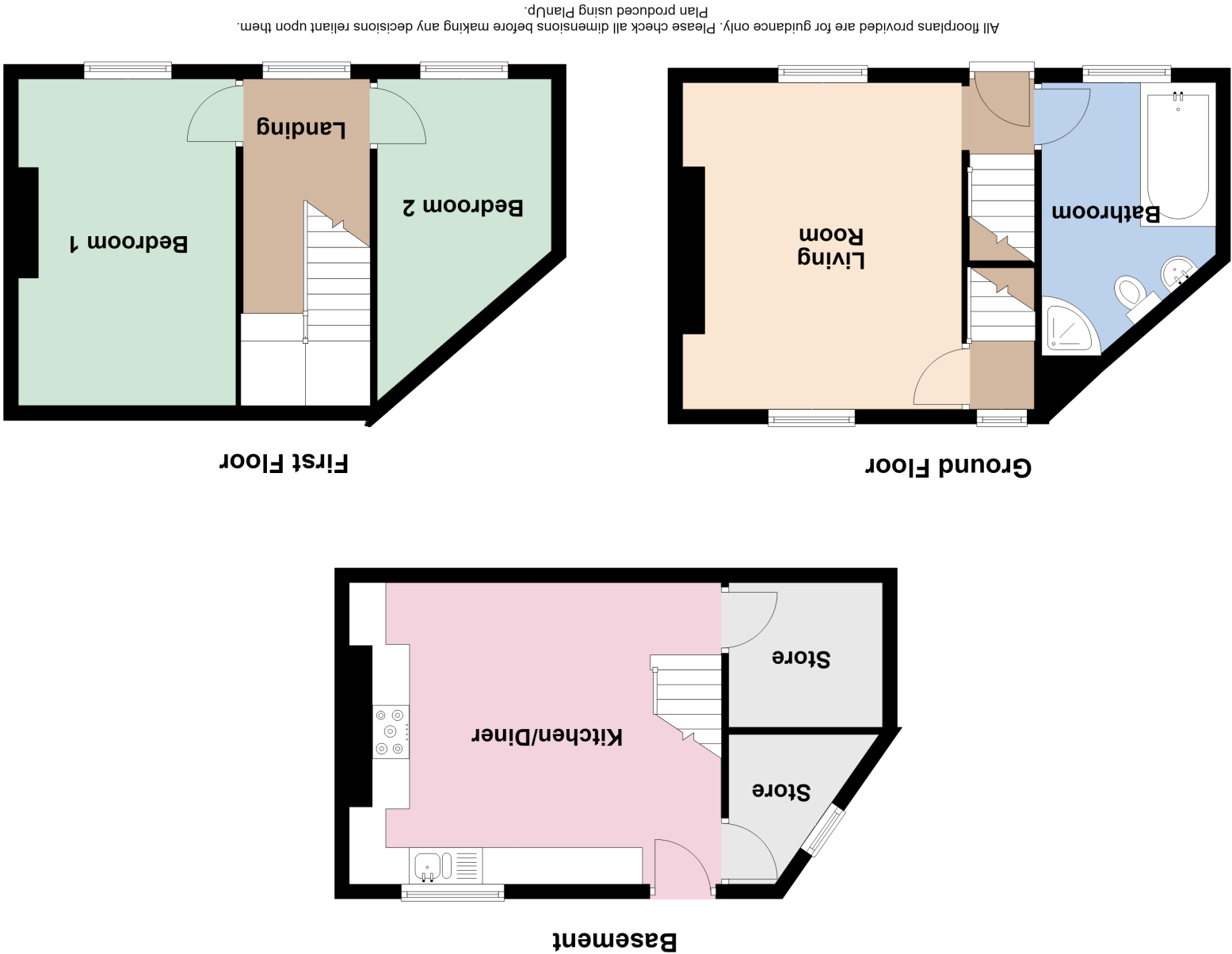


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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.



Price £235,000



CHURCH STREET, BUXTON, SK17 6HD

2 1 1

Council Tax Band:



Offered to the market with NO ONWARD CHAIN, this well presented TWO BEDROOM COTTAGE is located close to the centre of Buxton, within easy reach of the town centre, many local amenities and transport links. The accommodation comprises an entrance hall, living room with log burner, bathroom, kitchen/diner to the lower ground floor and two double bedrooms to the first floor. Externally, the property benefits from an ENCLOSED COURTYARD GARDEN TO THE REAR.

Entrance Hall

Timber door and stairs to the first floor.

Living Room

14'8 x 12'6

Two timber-framed sash double-glazed windows, log burner, radiator, wooden flooring and stairs to the lower ground floor.

Bathroom

12'2 x 7'11

Double-glazed timber-framed sash window, jacuzzi bath, enclosed corner shower cubicle with wall-mounted shower fitment, wash basin with mixer tap over, WC with push-flush, part-tiled walls and tiled wood-effect flooring.

Kitchen/Diner

13'6 x 15'9

uPVC double-glazed window and double-glazed timber-framed window. Fitted base units with wood-effect worktop over, space for a range-style oven, stainless steel 1.5 bowl sink and drainer with mixer tap over, plumbing for a washing machine and two built-in storage cupboards. Radiator and tiled flooring.

First Landing

Timber-framed sash window.

Bedroom One

14'8 x 9;9

Timber-framed sash double-glazed window, radiator and wooden flooring.

Bedroom Two

14'8 x 7'11

Double-glazed timber-framed sash window, radiator and access to loft space.

Exterior

To the rear of the property is a private, enclosed, low-maintenance courtyard-style garden.