



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



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Offered to the market with NO ONWARD CHAIN, this charming end cottage is situated on the edge of Buxton and enjoys OPEN VIEWS OVER THE GOLF COURSE. The well presented accommodation comprises an entrance hallway, living room, fitted kitchen, TWO BEDROOMS and a contemporary bathroom. Externally, the property benefits from an enclosed, low maintenance garden overlooking the golf course, together with OFF ROAD PARKING FOR ONE VEHICLE. There is also a communal shared passageway with a private storage room. Despite its edge of town setting, the property remains conveniently located for transport links, shops and local amenities.

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#### ENTRANCE HALLWAY

uPVC door, wood effect flooring and stairs to the first floor.

#### LIVING ROOM

16'7 x 12'10 max (5.05m x 3.91m max)

Three uPVC double glazed windows, radiator and wood effect flooring.

#### KITCHEN

13'10 x 6'9 (4.22m x 2.06m)

uPVC double glazed window, fitted wall and base units with wood effect worktops, four ring gas hob with extractor hood over, integral oven, plumbing for a washing machine, radiator and combi boiler.

#### COMMUNAL SHARED PASSAGEWAY

Lobby area with uPVC door to outside and incorporating a useful private built-in store cupboard.

#### FIRST FLOOR LANDING

uPVC double glazed window and radiator.

#### BEDROOM ONE

11'2 x 12'10 max (3.40m x 3.91m max)

uPVC double glazed window, loft access and radiator.

#### BEDROOM TWO

7'9 x 7'1 (2.36m x 2.16m)

uPVC double glazed window and radiator.

#### BATHROOM

Bath with wall mounted shower fitment over, wash basin with mixer tap over, WC with push button flush, tiled walls and flooring.

#### EXTERNALLY

To the front of the property is an enclosed garden with artificial grass lawn and patio seating area with gated access to the side. To the rear of the property is a parking space for one vehicle.

#### NOTES

Tenure: Leasehold 999 years from 2014

Council Tax Band: B

EPC Rating: C

