

JULIAN WADDEN





2 Leighton Cottages

Ridge End, Marple
Guide price £250,000



Square Footage: 827
Council Tax Band: C
Tenure:
Service Charge:
Sat Nav Directions: SK6 7ET

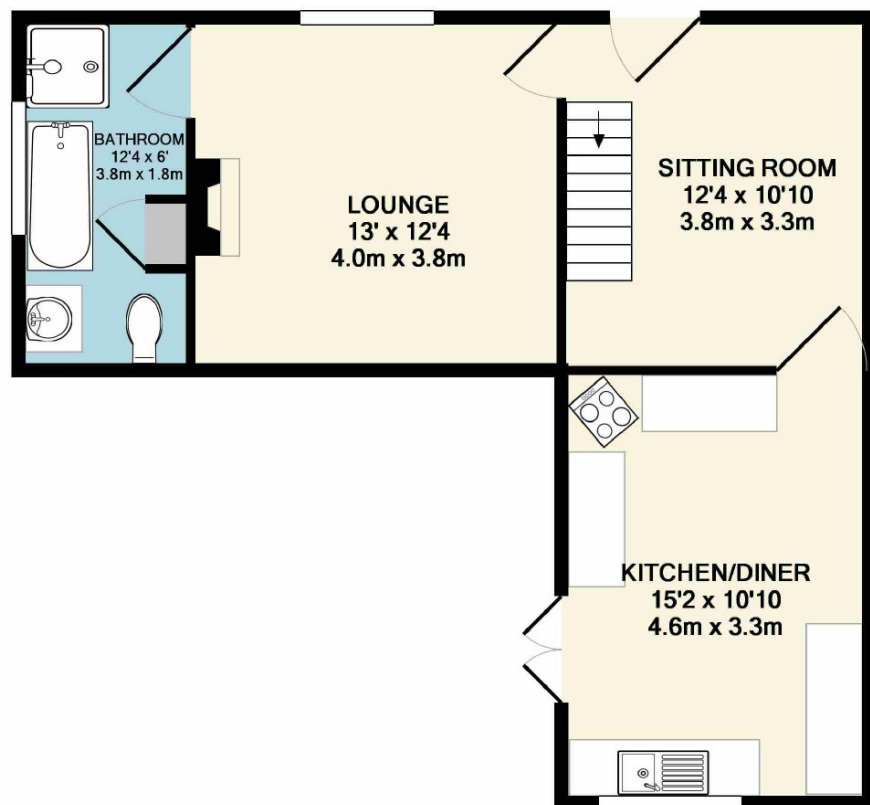
A superb and rare opportunity to be able to acquire 2 Leighton Cottage on the Lea Cote Farm estate. This two bedroom semi-detached cottage which is in need of modernisation offers an idyllic landscape, peace and quiet and an estimated 0.38 acres of land (this will confirmed with solicitors at a later date).

The property offers to the ground floor; a family room with stairs leading to the first floor, the lounge benefits from a feature fireplace and the four piece family bathroom can be found off this. The spacious kitchen/diner benefits from ample worktop and storage space and French doors leading out onto the rear garden. The first floor reveals two double bedrooms.

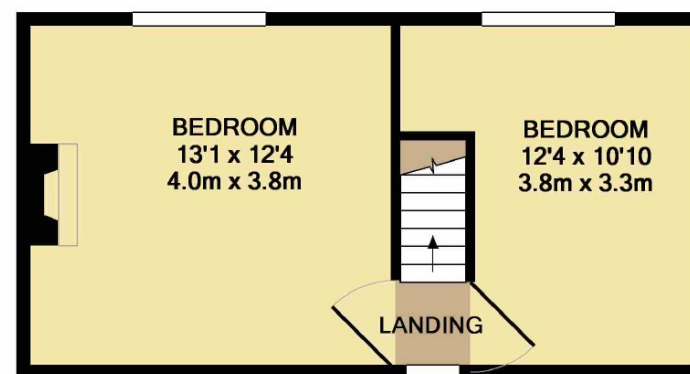
Externally the property will be offered with an estimated 0.38 acres and is outlined in orange on the plans, the purchaser will have to fence off around the boundary line.

A rare opportunity which must be viewed.





GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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