



Muslin Cottage, Buxton Old Road, Disley, Cheshire

Guide Price: £260,000

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Muslin Cottage is a truly unique Grade II listed stone end terrace cottage located just on the edge of open countryside with rear open views overlooking farmland and beyond towards the National Trust Lyme Park. Whilst in need of some tender love and care providing an opportunity to add value and personalise to your own taste and standards. The layout in brief comprises a lounge with a feature fire, dining room, fitted kitchen, landing, three well balanced bedrooms and a bathroom. Other features include a spacious plot with ample off-road parking, private side garden and detached five door stable block currently providing a workshop, utility room and two storage facilities. Potential holiday let conversion subject to obtaining planning permission.

The property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.



Total approx floor area: 1451.7 ft² (134.9 m²)
 Ground Floor: 493.3 ft² (45.8 m²)
 1st Floor: 401.2 ft² (37.3 m²)
 Detached Stable Block: 557.2 ft² (51.8 m²)



Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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