

3 Station Cottage Glazebrook Lane, Glazebrook £250,000 Freehold

STUNNING PERIOD COTTAGE - TWO BEDROOMS - FULL OF CHARM & CHARACTER - GARDENS TO FRONT AND REAR -UNIQUE OPPORTUNITY - OFF ROAD PARKING



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Extures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entitively without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and vitual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and elatances given are approximate only. 3. Regulations etc: Any reference to alterations to, or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been property dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.ashtons.net/privacy-policy/

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their operability or efficiency can be given. Made with Metropix (2020)

TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

glo BATHROOM 9'5" x 9'11" 2.86m x 3.02n KITCHEN 15'4" x 12'1" 4.68m x 3.68m **O**C 9.0 PROA CUPBOARD RECEPTION ROOM 12'10" x 12'2" 3.90m x 3.70m -BEDROOM DINING ROOM 8'1" x 12'2" 2.47m x 3.70m BEDROOM 8'1" x 12'2" 2.47m x 3.70m 12'10" x 12'2" 3.90m x 3.70m

GROUND FLOOR 378 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR 378 sq.ft. (35.2 sq.m.) approx.