



2 Small Knowle End

Peak Dale, SK17 8BE

£167,000



2 Small Knowle End

Peak Dale, SK17 8BE

Tenure Freehold Council Tax Band A



We are delighted to offer for sale this charming two bedroom cottage property . Redecorated and brand new carpets throughout. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing, with private yard to the rear. Within easy driving distance of Buxton and it's many amenities. Viewing is highly recommended. No chain.

Directions:

From our Buxton office turn right, bear right at the roundabout and proceed along Station Road, travelling straight across the next roundabout and turning left at the following two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a while turn right at the signpost for Peak Dale and continue along this road passing the turning into Peak Dale. After a short while Small Knowle End will be seen on the right hand side and number 2 is on the left.

Lounge

11'11" x 11'0" (3.63m x 3.35m)

With a coal effect electric fire with decorative wooden fireplace surround and mantelpiece over and stone hearth. Single radiator, TV aerial point, meter cupboard, stairs to first floor and uPVC sealed unit double glazed window and door to the front.

Dining Kitchen

11'10" x 10'8" (3.61m x 3.25m)

Fitted with a range of wooden base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back. Space and plumbing for a washing machine, space and cooker point for a gas/electric cooker and space for a fridge freezer. Wall mounted Glowworm combination boiler and two uPVC sealed unit double glazed windows and door to rear.

FIRST FLOOR

Landing

5'6" x 5'2" (1.68m x 1.57m)

With loft access.

Bedroom One

11'4" x 9'0" (3.45m x 2.74m)

With built-in wardrobe, TV aerial point, telephone point, two wall light points, single radiator and uPVC sealed unit double glazed window to front.

Bedroom Two

10'6" x 6'2" (3.20m x 1.88m)

With single radiator and uPVC sealed unit double glazed window to rear.

Bathroom

7'7" x 5'3" (2.31m x 1.60m)

Fully tiled throughout and fitted with an excellent quality suite comprising a tiled bath with mixer shower over, pedestal washbasin and low-level w.c. Stainless steel heated towel rail and uPVC sealed unit double glazed window to rear.

OUTSIDE

Front Yard and Enclosed Rear Yard

To the front of the property there is a flagged yard area and entrance gate. To the rear of the property there is an enclosed yard area for outside seating.



Road Map



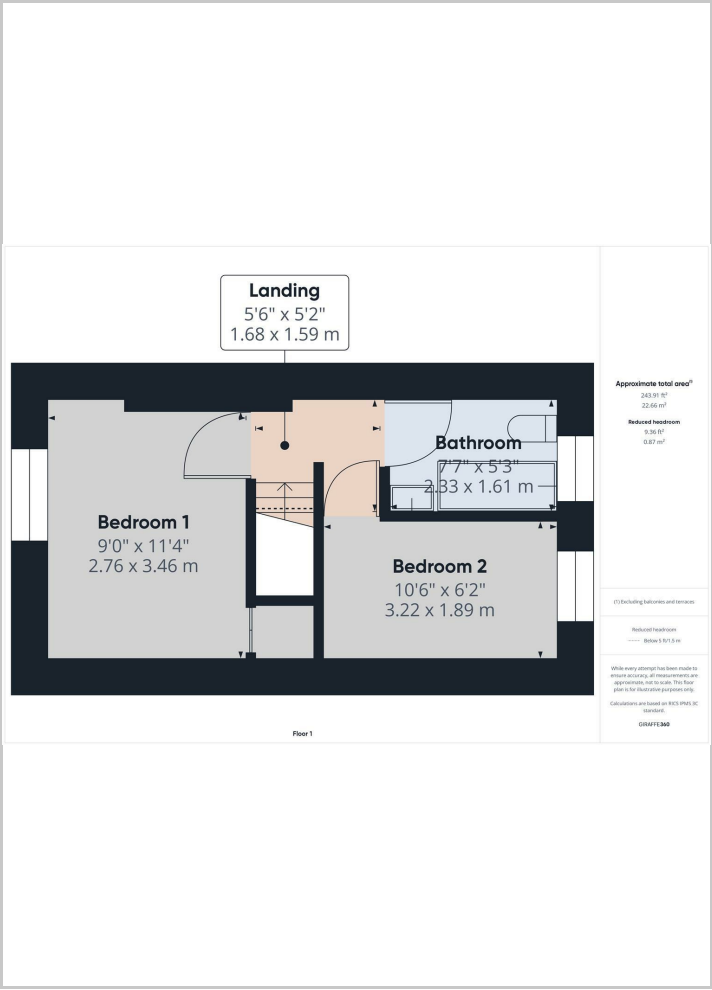
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk

Energy Efficiency Graph

