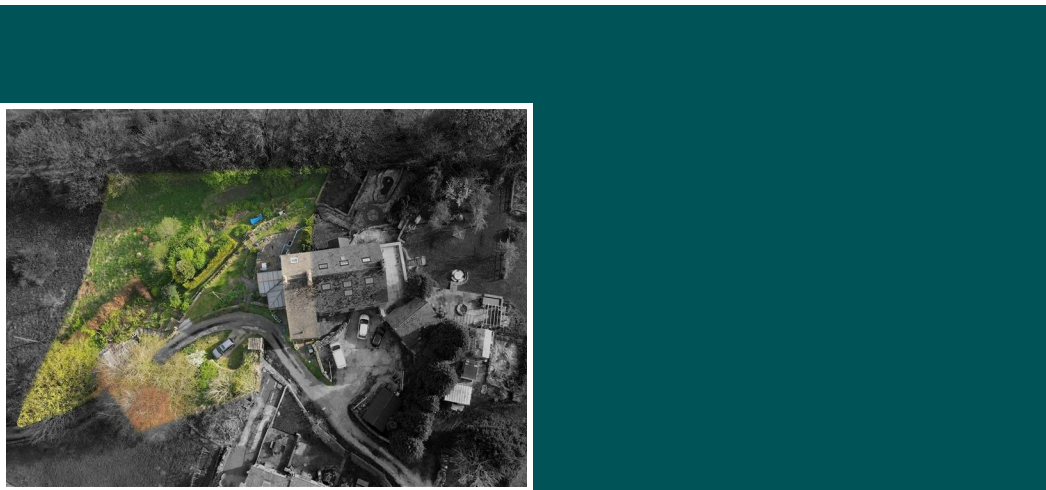


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



£450,000



**KNOWLE TOP COTTAGE
 BRIERLEY GREEN**

**BUXWORTH
 SK23 7NL**

4 1 3 D

COUNCIL TAX BAND: C



This FOUR BEDROOM semi detached home is nestled within a GENEROUS PLOT, offering well-presented accommodation across three floors. The ground floor features a country-style fitted kitchen, dining room, and living room with a cozy log burner. A spacious sunroom, boasting PANORAMIC VIEWS over the surrounding countryside, completes this level. The first floor comprises two double bedrooms and a fitted bathroom, while two additional bedrooms are found on the second floor, rounding out the living space. Knowle Top Cottage enjoys a prime position within its generous plot, measuring approximately 1/3 OF AN ACRE adorned with tiered gardens, patio areas, and raised decking. Furthermore, the property provides ample off road parking and includes a lower ground floor workshop.

Kitchen

uPVC entrance door, two uPVC double glazed windows, a range of fitted shaker style base and wall units, ceramic sink with a mixer tap over, space for a range cooker, plumbing for a washing machine and dishwasher, pantry, log burner, and tiled flooring.
11'8 x 12 / 3.56m x 3.66m

Dining Room

Two UPVC double glazed windows, radiator, under stairs storage cupboard, wood effect flooring, and stairs to the first floor.
10'5" x 12'9" / 3.18m x 3.89m

Living Room

UPVC double glazed window, log burner with a tiled hearth, radiator, wood effect flooring, and UPVC double glazed double doors leading to the decking.
10'6 x 14'2 / 3.20m x 4.32m

Sun Room

UPVC entrance door, UPVC double glazed windows on three aspects, two radiators, tiled flooring with under floor heating, and UPVC double glazed double doors leading to the decking.
13'7 x 18'4 (max) / 4.14m x 5.59m (max)

First Floor Landing

Wood effect flooring and stairs to the second floor.

Bedroom One

UPVC double glazed window, cast iron fireplace, radiator, and wood effect flooring.
10'7 x 14'1 / 3.23m x 4.29m

Bedroom Two

UPVC double glazed window, exposed ceiling beam, radiator, and wooden flooring.
11'5 x 10'9 x 3.48m x 3.28m

Bathroom

UPVC double glazed window, bath with a mixer tap over, enclosed shower cubicle with a wall mounted shower fitment, washbasin, WC with a pull chain flush, cupboard housing the combi boiler, radiator, part tiled walls, and wood effect flooring.
5'3 x 12'7 / 1.60m x 3.84m

Second Floor

Wood effect flooring.

Bedroom Three

UPVC double glazed Velux window, vaulted ceiling with exposed beams, two radiators, and wood effect flooring.
10'5 x 14'3 / 3.18m x 4.34m

Bedroom Four

UPVC double glazed window, vaulted ceiling with exposed beams, radiator, and wooden flooring.
7'5 x 13'5 / 2.26m x 4.09m

Lower Ground Floor Workshop

Offering light and power, water supply, radiator, and tiled flooring.
12'4 x 13'7 / 3.76m x 4.14m

Exterior

The property features expansive tiered gardens spanning approximately 1/3 of an acre, complemented by a patio, two greenhouses, a garden shed, and elevated decking.

Parking

Ample off road parking is provided via a gated driveway, accommodating up to three vehicles comfortably. Additionally, an extra parking space is available, ensuring convenient parking arrangements for a total of five vehicles.

Notes

Tenure: Freehold (subject to solicitor verification)
Council Tax Band: C
EPC Rating: D
What3Words Location: terms.diamond.cherubs