



Wright Marshall
Estate Agents

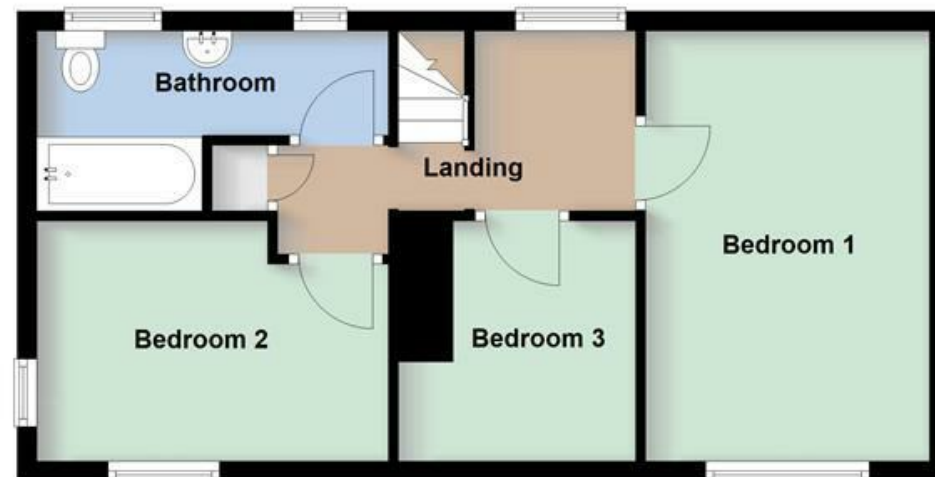
THE COTTAGE , SPARROWPIT, SK17 8ET

£315,000

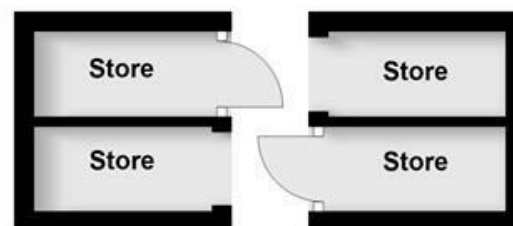
Ground Floor



First Floor



Outbuilding



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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A CHARACTERFUL DOUBLE-FRONTED STONE COTTAGE dating from the early 1800s, situated in the hamlet of Sparrowpit WITHIN THE PEAK DISTRICT NATIONAL PARK. This THREE BEDROOM semi-detached home offers a blend of original features and modern fixtures. The accommodation includes an entrance hallway, living room, dining room, kitchen area, and ground floor WC. The first floor features three bedrooms and a modern fitted bathroom. Externally, there is an enclosed front garden with OFF ROAD PARKING for one vehicle, four brick stores, and an enclosed block paved garden to the rear.

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Situated in the hamlet of Sparrowpit WITHIN THE PEAK DISTRICT NATIONAL PARK. A CHARACTERFUL double fronted stone COTTAGE dating from the early 1800s, . This THREE BEDROOM semi-detached home offers a blend of original features and modern fixtures. The accommodation includes an entrance hallway, living room, dining room, kitchen area, and GROUND FLOOR WC. The first floor features three bedrooms and a modern fitted bathroom. Externally, there is an enclosed front garden with OFF ROAD PARKING for one vehicle, four brick stores, and an enclosed block paved garden to the rear.

ENTRANCE HALLWAY

8 x 14'5 (2.44m x 4.39m)
Composite door, uPVC double glazed window, original ornamental fireplace, radiator, wood effect flooring, and stairs to the first floor.



LIVING ROOM

14'5 x 9'6 (4.39m x 2.90m)
Four double glazed windows, log burner, and a radiator.



DINING ROOM

9'11 x 11'11 (3.02m x 3.63m)
Two uPVC double glazed windows, log burner, radiator, wood effect flooring, and open to:



KITCHEN AREA

8'9 x 10'10 (2.67m x 3.30m)
uPVC door, fitted wall and base units, four ring electric hob, integral oven and microwave, stainless steel 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, washing machine and dishwasher, and wood effect flooring.



WC

WC with push flush, wash basin with mixer tap, tiled walls, and wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed windows, radiator, built-in cupboard housing the hot water system, and loft access.



BEDROOM ONE

14'2 x 9'7 (4.32m x 2.92m)
uPVC double glazed window, loft access, and a radiator.



BEDROOM TWO

10'4 x 11'6 (3.15m x 3.51m)
Two uPVC double glazed windows and a radiator.



BEDROOM THREE

8'1 x 8'7 (2.46m x 2.62m)
uPVC double glazed window, built-in cupboard, and a radiator.



BATHROOM

7'10 x 10'8 (2.39m x 3.25m)
Two uPVC double glazed windows, P-shaped bath with wall-mounted shower fitment over, WC with push flush, wash basin with mixer tap, radiator, ladder style radiator, tiled walls, and flooring.



EXTERIOR

To the front of the property is an enclosed garden, parking for one vehicle, and four brick stores. To the rear is an enclosed block paved garden.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC