



13 Small Knowle End

Peakdale

BURY & HILTON EST 1908
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13 Small Knowle End
Peakdale
Derbyshire, SK17 8BE

2 | 1 | 1 | D | acre(s)

*Two bedroomed cottage available to rent immediately, which is quietly tucked away in a peaceful location yet within reachable distance to Buxton itself.
*Accommodation briefly comprises: Lounge and fitted kitchen to the ground floor with two bedrooms and family bathroom to the first floor. To the second floor is a useful loft room.
*Externally the property has a well maintained garden with shed and decked seating area enjoying

Per Calendar Month
£895 Per Calendar Month

Staffordshire - 01538 383344

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Lounge
11'10 x 11'6
uPVC window to front. Radiator. Multi fuel burning stove. Shelving.

Kitchen
11'10 x 11'6
Fitted with a range of modern wall and base units with worksurfaces over and porcelain inset sink. Gas cooker and fridge freezer (can both be purchased off the landlord for £1 each). Plumbing for washing machine. Tiled floor and tiled splashbacks. uPVC window to rear and door.

First Floor Landing
With stairs off to loft room.

Bedroom Two
8'10 x 6'8
uPVC window to rear. Radiator.

Bedroom One
11'5 x 9'1
uPVC window to front. Radiator.

Family Bathroom
Fitted with a matching suite comprising: Paneled bath with shower over, wash hand basin and WC. Heated towel rail. Tiled walls and floor. uPVC window to rear. Extractor fan

Second Floor Loft Room
15'9 x 11'5
With velux window. Wall mounted 'Alpha' gas combi boiler. Radiator. Space and plumbing for washing machine.

Outside
To the front of the property are steps leading up to the house with paved area to the front with pathway leading to the rear. To the rear of the property is a garden laid with flagged patio area, graveled area with raised boarders and decked seating area with fantastic views. Wooden storage shed.

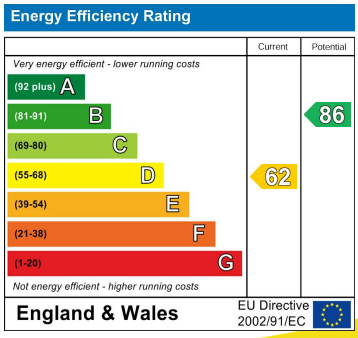
Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.









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