

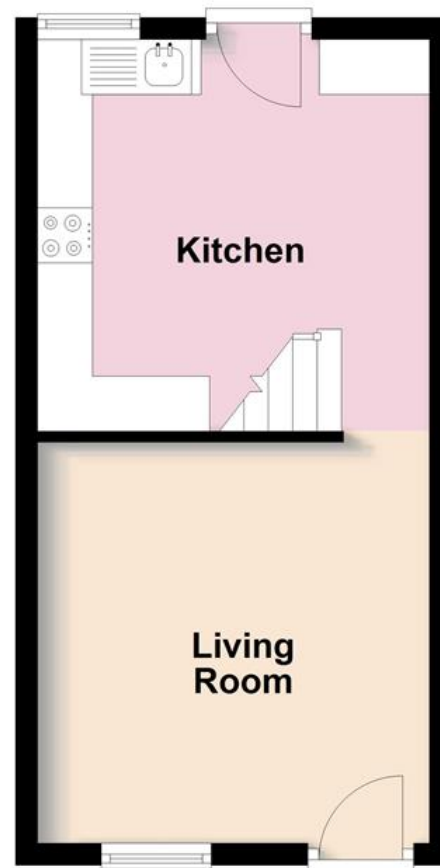


Wright Marshall
Estate Agents

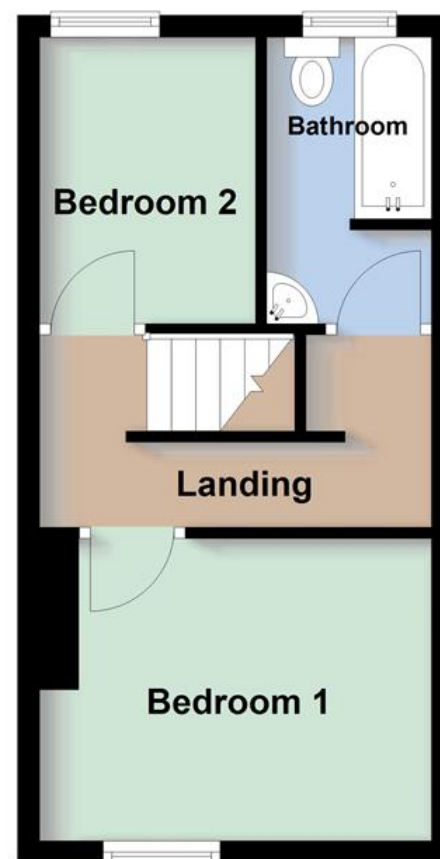
SMALL KNOWLE END, PEAK DALE, SK17 8BE

£140,000

Ground Floor



First Floor



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.
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Living Room

3.63m x 3.07m (11'11 x 10'1)
Composite door, uPVC double-glazed window, log burner, radiator, and tiled flooring.

Kitchen

3.56m x 3.30m (11'8 x 10'10)
uPVC door and double-glazed windows, a range of fitted wall and base units with a wood-effect worktop, four-ring electric hob with a stainless steel extractor fan, integral oven, stainless steel sink and drainer with mixer tap, plumbing for washing machin

First Floor Landing

Bedroom One

2.74m x 3.56m (9 x 11'8)
uPVC double-glazed window and radiator.

Bedroom Two

2.67m x 1.96m (8'9 x 6'5)
uPVC double-glazed window, built-in cupboard, and radiator.

Bathroom

2.54m x 1.35m (8'4 x 4'5)
uPVC double-glazed window, bath with wall-mounted shower fitment, WC with push flush, washbasin with mixer tap, ladder-style radiator, tiled walls, and tiled flooring.

MODERN METHOD OF AUCTION - A charming TWO-BEDROOM mid-terrace cottage located in a quiet hamlet. The accommodation comprises a welcoming living room with a log burner and a well-appointed kitchen with fitted units and integrated appliances. Upstairs, there are two bedrooms and a modern bathroom. Externally, the property benefits from an enclosed, low-maintenance garden. The property is to be sold with a sitting tenant.

