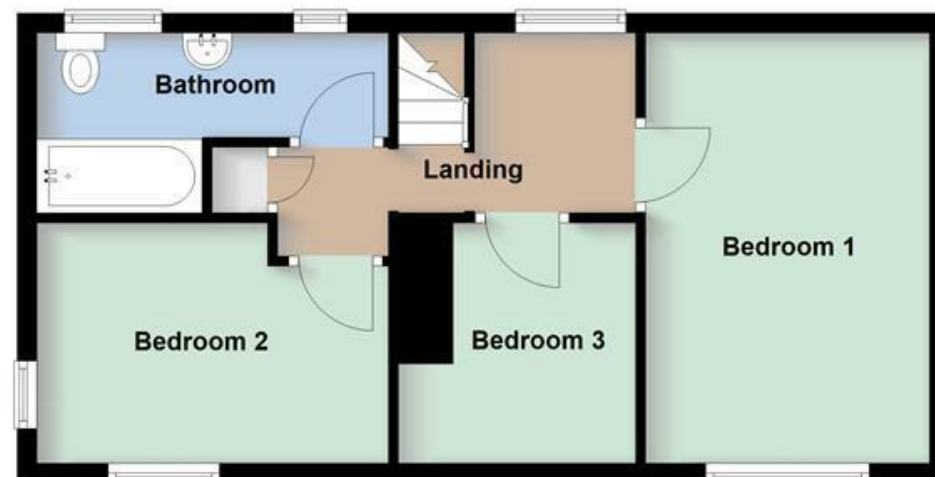


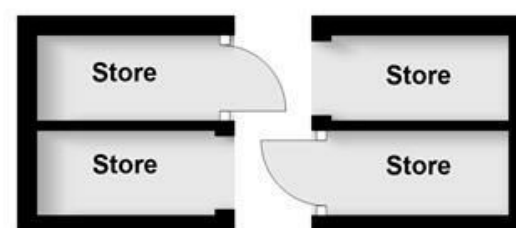
Ground Floor



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.

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.



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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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