

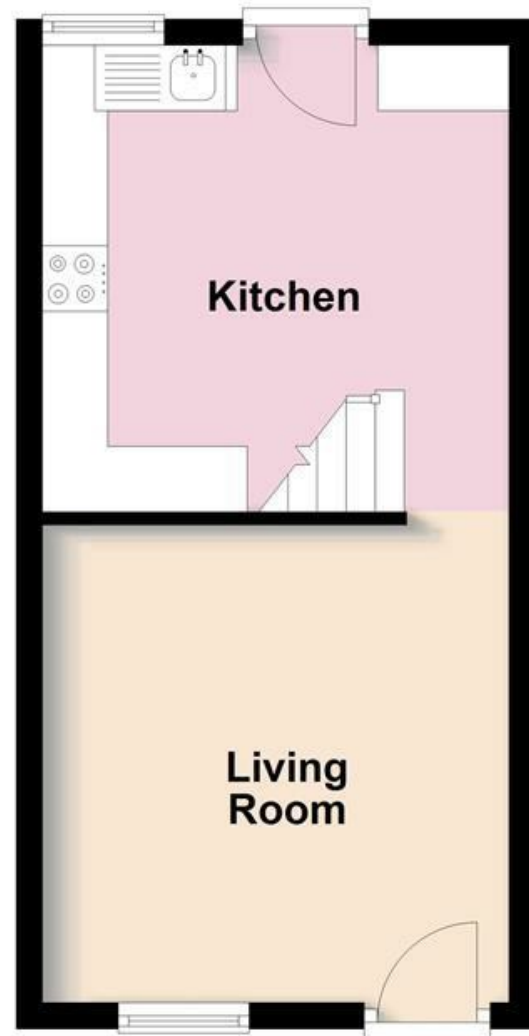


Wright Marshall  
Estate Agents

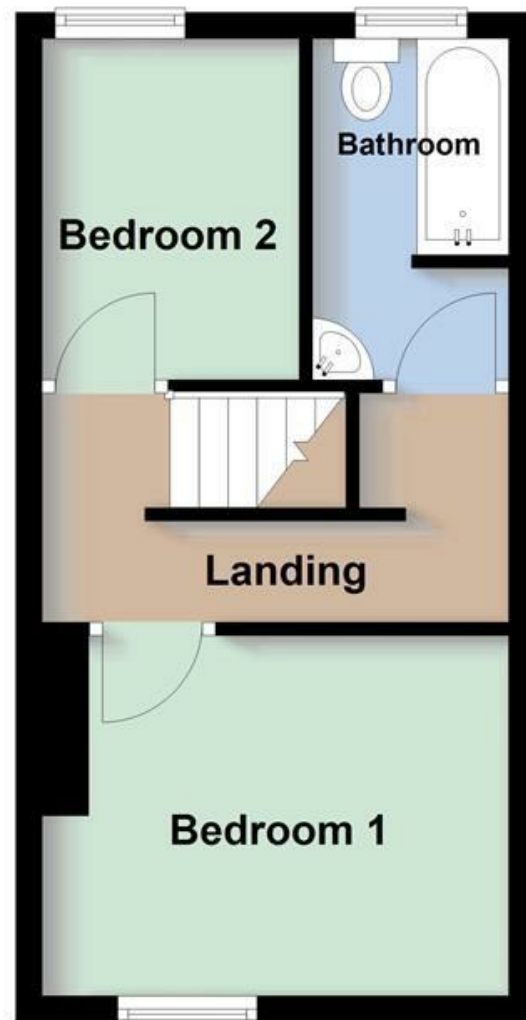
15 SMALL KNOWLE END, PEAK DALE SK17 8BE

£175,000

Ground Floor



First Floor



MISREPRESENTATION ACT 1967.

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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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OFFERED FOR SALE WITH NO ONWARD CHAIN. 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. **EARLY VIEWING IS ESSENTIAL.**

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LIVING ROOM

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



KITCHEN

11'8 x 10'10 (3.56m x 3.30m)  
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 machine, radiator, and tiled flooring.



FIRST FLOOR LANDING

BEDROOM ONE

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



BEDROOM TWO

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



BATHROOM

8'4 x 4'5 (2.54m x 1.35m)  
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.



EXTERIOR

The property offers an enclosed, low-maintenance rear garden.



NOTES

Tenure: Freehold  
Council Tax Band: A  
EPC Rating: E  
What3Words Location: outlooks.interrupt.ghost