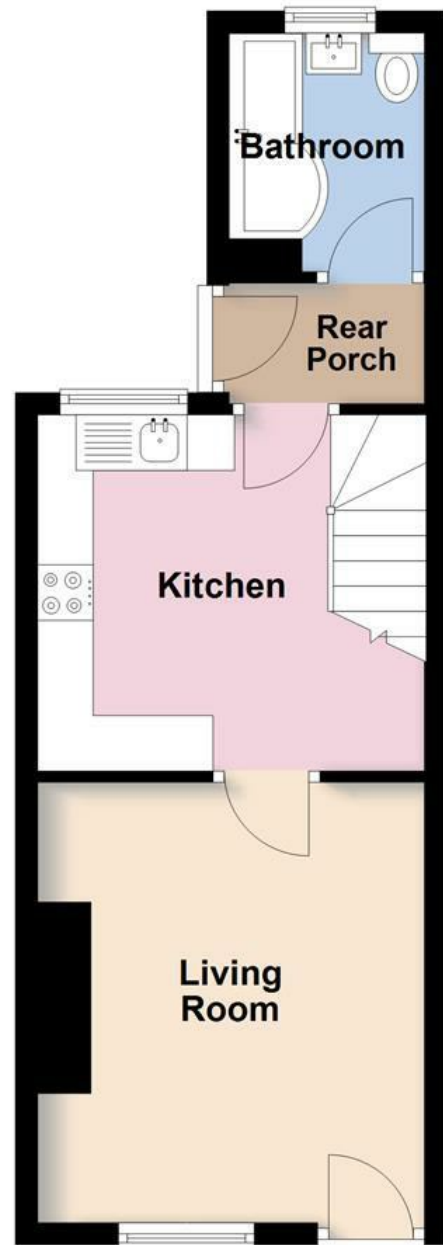
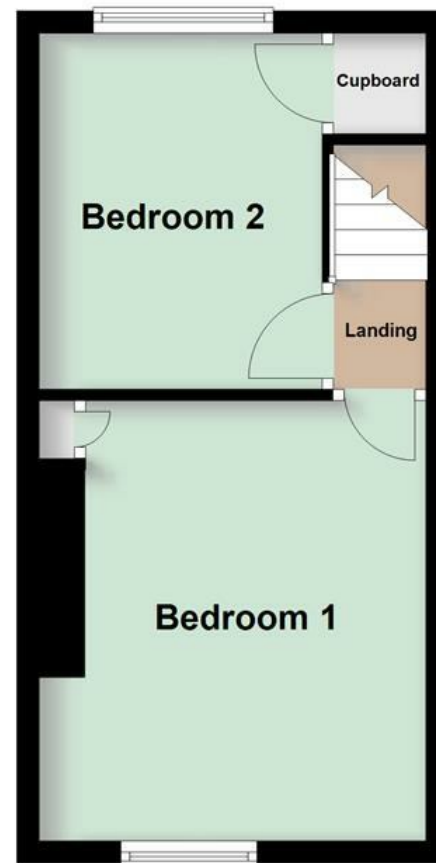


Ground Floor



First Floor



All floorplans provided 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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A charming TWO-BEDROOM stone-built cottage situated within a popular hamlet of Smalldale on the outskirts of Buxton. The property has been FULLY REFURBISHED THROUGHOUT and comprises a welcoming living room, a modern shaker-style kitchen, rear porch, and a contemporary bathroom. Upstairs, there are two bedrooms and loft access. Externally, the property features a spacious paved area to the front with pleasant views, an enclosed courtyard to the rear, and access to a shared garden area across the communal lane.

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LIVING ROOM

13'0 x 11'5 (3.96m x 3.48m)

uPVC door and double-glazed window, and a radiator.



DINING KITCHEN

10'6 x 11'10 (3.20m x 3.61m)

uPVC double-glazed window, fitted shaker-style base and wall units, four-ring electric hob, integral oven, stainless steel sink and drainer with mixer tap over, radiator, tiled-effect flooring, and stairs to the first floor.



REAR PORCH

uPVC double-glazed door, radiator, and tiled-effect flooring.

BATHROOM

7 x 5'8 (2.13m x 1.73m)

uPVC double-glazed window, P-shaped bath with wall-mounted shower over, WC with push flush, wash basin with mixer tap, ladder-style radiator, and wood-effect flooring.



FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

11'8 x 11'6 (3.56m x 3.51m)

uPVC double-glazed window, built-in cupboard, and radiator.



BEDROOM TWO

12 x 8'9 (3.66m x 2.67m)

uPVC double-glazed window, built-in cupboard, and radiator.



EXTERNALLY

The property features a spacious paved area at the front with pleasant views. To the rear is an enclosed courtyard, and across the communal lane there is access to a garden area. The garden forms part of a row of communal drying grounds, with each property fencing off a portion for their own use (this area is not included in the property's ownership).



NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: D