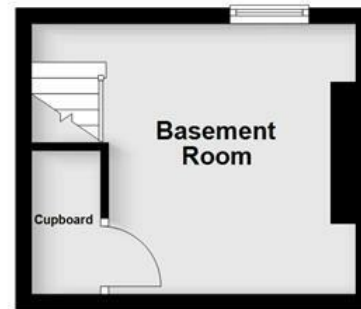
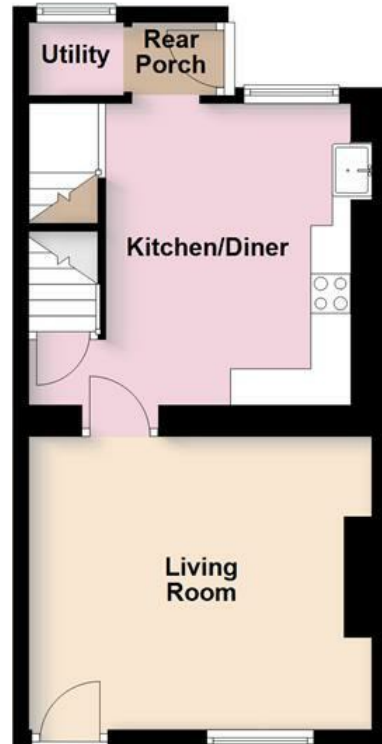


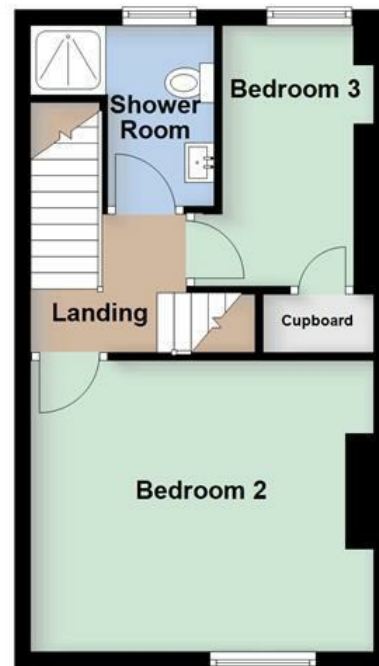
**Basement**



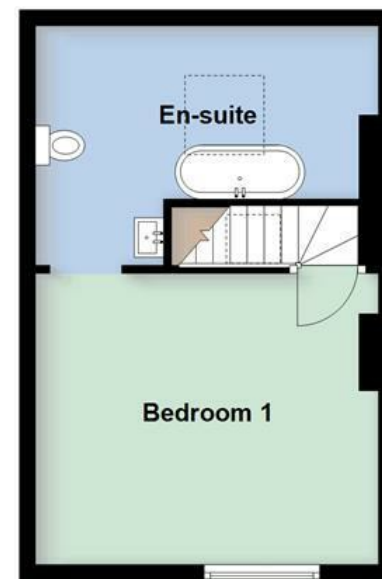
**Ground Floor**



**First Floor**



**Second Floor**



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.

**NO ONWARD CHAIN** - Located within the Peak District National Park, this **FULLY REFURBISHED FOUR BEDROOM** terrace cottage is set over three storeys and enjoys **PANORAMIC VIEWS**, gardens to the front and rear, and **OFF-ROAD PARKING**. The ground floor features a living room with log burner, a shaker-style kitchen, separate utility room, and rear porch. There are two bedrooms and a modern shower room with underfloor heating on the first floor, while the top floor offers a main bedroom with en suite and roll-top bath. The property has been **FULLY REFURBISHED** to a high standard by the current owner, with improvements including new windows and doors, a new water system, and a biomass boiler. Ideally located around five miles south-east of Buxton, with excellent access to Bakewell, Ashbourne, Leek, and the High Peak Trail.



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LIVING ROOM

12'1 x 14'3 (3.68m x 4.34m)  
Composite door, uPVC double glazed window with sound proofing, log burner, and a radiator.



KITCHEN

12'6 x 11 (3.81m x 3.35m)  
uPVC double glazed window, fitted shaker-style wall and base units with a wooden worktop over, four-ring electric hob with an extractor fan over, integral NEFF oven and grill, integral slimline dishwasher, ceramic Belfast sink with mixer tap over, tile-effect flooring, radiator, and stairs to both the cellar and first floor.



UTILITY

2'11 x 4 (0.89m x 1.22m)  
uPVC double glazed window, plumbing for a washing machine, and wood-effect flooring.

REAR PORCH

Composite door and tile-effect flooring.

FIRST FLOOR LANDING

Stairs to the second floor.



BEDROOM TWO

12'2 x 14'10 (3.71m x 4.52m)  
uPVC double glazed window with sound proofing, ornamental cast iron fireplace, and a radiator.



BEDROOM THREE

10'10 x 5'2 (3.30m x 1.57m)  
uPVC double glazed window, radiator, and under-stairs cupboard.



SHOWER ROOM

7'4 x '7'9 (max) (2.24m x '2.36m (max))  
uPVC double glazed window, enclosed walk-in shower cubicle with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap over, ladder-style radiator, part-tiled walls, and tiled flooring with underfloor heating.



SECOND FLOOR LANDING

Double glazed Velux window.

BEDROOM ONE

12 x 14'8 (3.66m x 4.47m)  
uPVC double glazed window with sound proofing and bespoke shutters and a radiator.



EN SUITE

9'11 x 14'8 (reduced head height) ( 3.02m x 4.47m (reduced head height) )  
Double glazed Velux window, roll-top bath with free-standing mixer tap, WC with push flush, pedestal wash basin with mixer tap over, ladder-style radiator, and tiled flooring.



TANK BASEMENT ROOM

11'3 x 13'6 (3.43m x 4.11m)  
uPVC double glazed window, biomass boiler, radiator, and under-stairs cupboard.



EXTERIOR

A low-maintenance gravel garden with a paved walkway to the front. To the rear is an enclosed lawned garden with a patio and two brick sheds. The property also offers off-road parking.



NOTES

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