

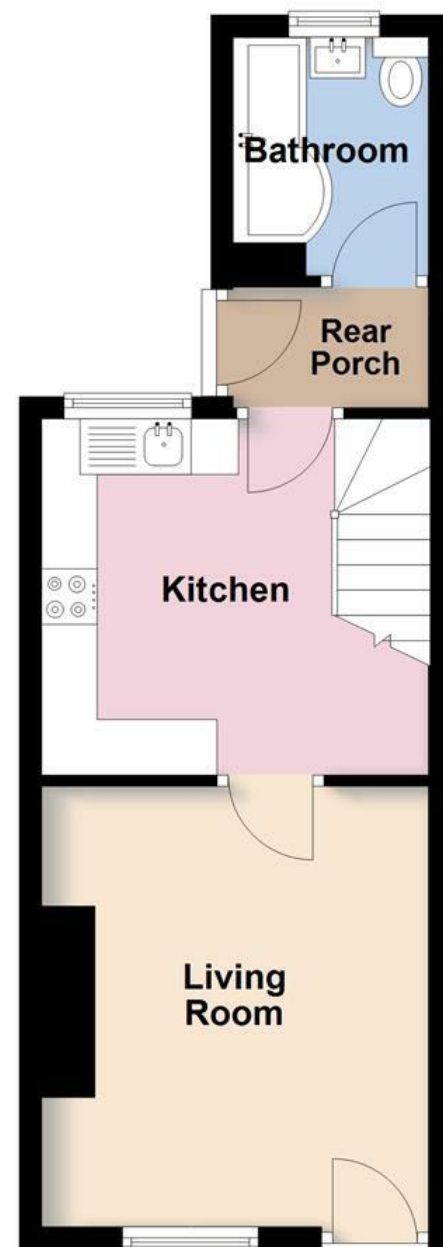


Wright Marshall
Estate Agents

32 SMALLDALE COTTAGES, SMALLDALE SK17
8EA

£185,000

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.

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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