



14 Sycamore Close
Buxton SK17 6FB

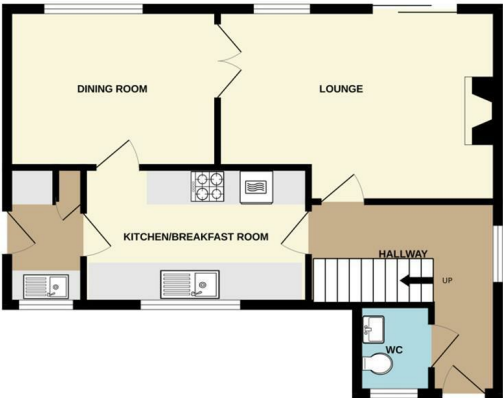
Crowther|Key SALES

£415,000

4

2

GROUND FLOOR




1ST FLOOR

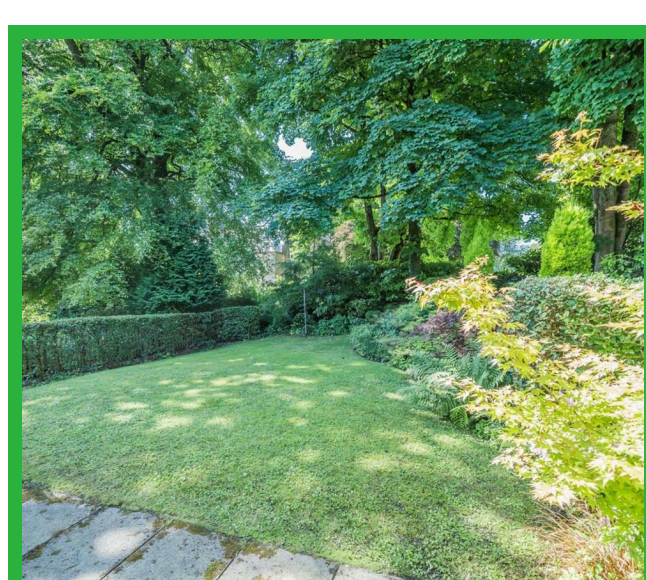


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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NO ONWARD CHAIN!! EXCELLENT MODERN FAMILY HOME. Situated at the ed of a cul-de-sac on this much sought after residential development, a 4-bedroom modern detached home.

Full description

NO ONWARD CHAIN!! EXCELLENT MODERN FAMILY HOME. Situated at the ed of a cul-de-sac on this much sought after residential development, a 4-bedroom modern detached home, hall, downstairs W/C, lounge, dining room, kitchen, utility room, bathroom, 4 bedrooms with master having an en-suite shower room, double garage and good gardens.

Hall

Double radiator, composite front door, UPVC window, stairs to 1st floor.

Separate W/C

Low flush W/C, wash basin, radiator, UPVC window.

Lounge

Fitted gas fire, UPVC sliding patio doors to rear garden, double radiator, French doors to dining room.

Dining room

UPVC window, Double radiator.

Kitchen

Pine floor units with round edged work tops, wall cupboards, 4 ring gas hob, extractor hood, fan assisted electric double oven/grill, stainless steel sink unit, UPVC window

Utility

UPVC window and door to side, plumbing for washing machine, floor unit and work top, stainless steel sink unit, wall cupboards, built in cupboards, radiator, Alpha combi boiler.

Landing

UPVC window, Linen cupboard.

Master Bedroom

2 UPVC windows, double radiator, large built-in cupboard.

En Suite Shower room

Shower enclosure, pedestal wash basin, low flush wc, double radiator, UPVC window, extractor fan.

Bedroom

UPVC window, radiator.

Bathroom

Paneled bath and shower/mixer taps, pedestal wash basin, low flush wc, UPVC windows, radiator, extractor fan.

Bedroom

UPVC window, radiator.

Bedroom

UPVC window, radiator.

Outside

Very attractive rear garden laid to paved patio area and lawn.