

Crowther|Key

SALES


£275,000

2

1



39 Buxton Road
Dove Holes SK17 8DW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	84
(81-91) B		
(69-80) C		
(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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IMMACULATELY PRESENTED BUNGALOW. Excellent opportunity to purchase this semi-detached bungalow set well back from the main road. Rarely do these come to the market. NO ONWARD CHAIN!!

Full description

IMMACULATELY PRESENTED BUNGALOW. Excellent opportunity to purchase this semi-detached bungalow set well back from the main road. Rarely do these come to the market. Full gas central heating and UPVC double glazing, porch, hall, lounge, kitchen/diner, utility room, 2 bedrooms, shower, detached garage and excellent gardens. NO ONWARD CHAIN!!

Porch
UPVC front door.

Hall
Radiator.

Lounge (14ft x 11ft 5in)
2 UPVC windows, double radiator, living flame gas fire.

Kitchen/Diner

Dining area (11ft 6in x 11ft 5in)
Built in cupboards, fitted gas fire, UPVC window, double radiator.

Kitchen (11ft 1in x 6ft 2in)
Attractive floor units and round edge work tops, wall cupboards, electric cooker point, stainless steel sink unit, UPVC door and window.

Side Utility
UPVC windows, plumbing for washing machine, radiator, Vaillant combi boiler.

Shower Room
Shower enclosure with electric shower unit, pedestal wash basin, low flush wc, double radiator, UPVC window, linen cupboard.

Bedroom (11ft 7in x 8ft 9in)
UPVC window, radiator

Bedroom (12ft 2in x 9ft 10in)
UPVC window, radiator.

Outside
Excellent rear garden laid mainly to borders – low maintenance.

Detached Garage (15ft 7in x 8ft)
Electric light and power with up and over door.