



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	50
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Crowther|Key

## SALES

£185,995

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1



16 Burdekin Close  
High Peak SK23 0QA





NO ONWARD CHAIN!! An extremely well presented end terraced property with full gas central heating UPVC double glazing windows. The property comprises : TWO DOUBLE BEDROOMS, lounge, kitchen / breakfast room / bathroom, garden and one parking space to the front of the property.

#### Full description

NO ONWARD CHAIN!! An extremely well presented end terraced property with full gas central heating UPVC double glazing windows. The property comprises : TWO DOUBLE BEDROOMS, lounge, kitchen / breakfast room / bathroom, garden and one parking space to the front of the property.

#### Lounge:

(18ft 5in x 9ft)

UPVC window and front door, two double radiators, wall mounted electric fire, stairs to first floor.

#### Kitchen / Breakfast room

(16ft 5in x 7ft 6in)

Attractive fitted kitchen comprising fitted units and round edged worktops, wall cupboards, four ring ceramic hob, extractor hood, built under stainless steel electric oven, inset sink unit, plumbing for washing machine, double radiator, two UPVC windows, integrated fridge and freezer, Valliant combi boiler.

#### First Floor

#### Landing

#### Bedroom

(13ft 1in x 8ft 6in)

UPVC window and radiator, built in cupboard.

#### Bathroom

Panelled bath and electric shower unit, porcelain wash hand basin, low flush W/C, central heating towel radiator, UPVC window.

#### Bedroom

(9ft 7in x 8ft 3in)

UPVC window and radiator.

#### Outside

Side garden area laid to lawn, small paved patio area to the front with one parking space.

OutsideSide garden area laid to lawn, small paved patio area to the front with one parking space.

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.

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