

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Crowther|Key

SALES

£299,995

3

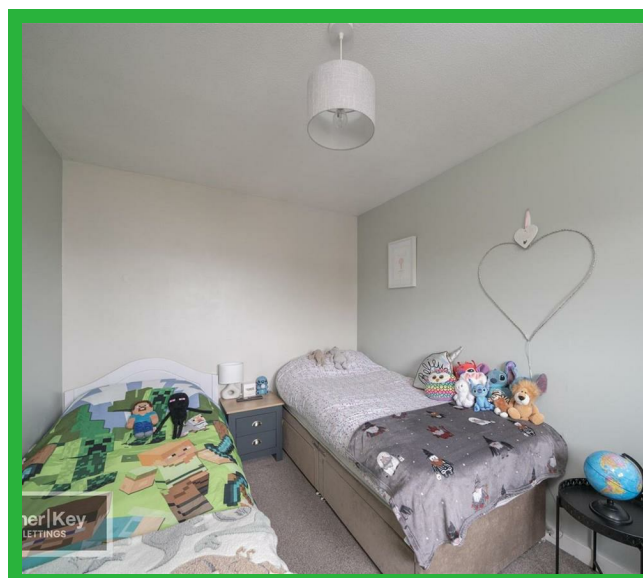
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6 Park Crescent
Chapel-En-Le-Frith SK23 0LR

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (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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EXCELLENT FAMILY HOME!! BRAND NEW UPVC WINDOWS AND DOORS (with 10 year guarantee), MUST BE VIEWED!! VIDEO TOUR AVAILABLE!!

EXCELLENT FAMILY HOME!! Ideally situated at the end of this popular cul-de-sac, a very nicely presented semi detached property with the benefit of a newly fitted kitchen. Hall, lounge, kitchen, breakfast room, downstairs W/C, three bedrooms, bathroom, excellent gardens especially to the rear. BRAND NEW UPVC WINDOWS AND DOORS (with 10 year guarantee), MUST BE VIEWED!! VIDEO TOUR AVAILABLE!!

Hallway:

Built in cupboard, radiator, stairs to the first floor, under stairs cupboard, composite front door.

Lounge:

(18ft 2in x 10ft 2in)

Electric feature fire, Upvc window to the front, Upvc French doors to the rear garden, double radiator.

Kitchen / Breakfast room:

(18ft x 8ft 1in)

New fitted kitchen comprising floor units and work tops, built in cupboards, Alpha combi boiler, integrated dish washer, four ring induction hob, electric double eye level oven/grill, stainless steel/ glass extractor hood, breakfast bar, double radiator, two Upvc windows, Upvc door to the rear.

Separate W/C:

Low flush W/C, Upvc window, radiator.

Landing:

Radiator, two Upvc windows, airing cupboard.

Bedroom:

(10ft 2in x 6ft 6in)

Upvc window, radiator.

Bathroom:

Paneled Bath, shower and screen, low flush W/C, wash hand basin in vanity unit, UPVC window, central heating towel radiator.

Bedroom:

(11ft 6in x 8ft 1in)

Upvc window, radiator.

Bedroom:

(11ft x 10ft 2in)

Upvc window, radiator.

Outside:

Recently Renovated to front and rear. Parking for several cars to front and rear. Driveway leading to secure garage to the rear, with up and over door, light and power. Paved patio area to the rear.