



57A Meadow Lane
Dove Holes SK17 8DB

Crowther|Key

SALES

£325,000

3

1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	
(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

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.

SUPERB BARN CONVERSION!! An attractive barn conversion on the edge of the village, a deceptively spacious cottage property. The property comprises hallway, sitting room, open plan lounge / kitchen, landing, THREE bedrooms, bathroom, full gas central heating, UPVC double glazing, driveway parking, excellent rear garden, open fields to the rear, superb open

SUPERB BARN CONVERSION!! An attractive barn conversion on the edge of the village, a deceptively spacious cottage property. The property comprises hallway, sitting room, open plan lounge / kitchen, landing, THREE bedrooms, bathroom, full gas central heating, UPVC double glazing, driveway parking, excellent rear garden, open fields to the rear, superb open

Hallway
UPVC front door.

Sitting Room (21ft 5in x 12ft 9in)
3 UPVC windows, gas fired log burner, 2 double radiators, beamed ceiling.

Lounge/ Kitchen (21ft 8in x 11ft 7in)
Gas fired log burner in stone feature fireplace, double radiator, 2 UPVC windows, stairs to first floor, Floor units with round edge work tops, wall cupboards, 4 ring stainless steel gas hob, stainless steel electric double oven, extractor hob, inset sink unit, plumbing for washing, UPVC door to rear, integrated fridge freezer.

Bedroom (12ft 7in x 8ft 9in)
Double radiator, UPVC window.

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

Bathroom
Paneled bath, shower enclosure, 2 wash hand basins and a low flush w/c with concealed cistern all in vanity units, 2 UPVC windows, double radiator, central heated towel radiator, extractor fan.

Landing
Built in cupboard with Worcester Greenstar combi boiler.

Bedroom (10ft 7in x 8ft 9in + recess)
Fitted wardrobe with cupboard over, UPVC window, double radiator, recess.

Outside
Very attractive fully paved rear garden.