

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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Crowther|Key

SALES

£199,995


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82 Hallsteads
Buxton SK17 8BT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 	

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IDEAL FIRST TIME BUYER PROPERTY. A beautifully presented semi-detached home in this popular village of Dove Holes. UPVC double glazing, porch, lounge, open plan kitchen/hallway, 2 bedrooms, bathroom, attractive gardens especially to the rear being laid to Indian stone paved patio area, 2 off road parking spaces.

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Porch
Composite front door, UPVC window.

Lounge (19ft 3in x 9ft 6in)
UPVC windows to front and rear, multi-fuel stove, 2 double radiators.

Open plan Kitchen/Hall (19ft 8in x 7ft 4in)
Stairs to 1st floor, double radiator, attractive floor units with round edged work tops, wall cupboards, stainless steel sink unit, plumbing for washing machine, extractor hob, electric cooker point, UPVC window, UPVC door to side.

Landing
UPVC window.

Bathroom
Reproduction Victorian roll leg bath and shower/mixer taps. Twin pedestal wash basins, low flush wc, column radiator/heated towel radiator, UPVC window.

Bedroom (10ft 4in x 9ft 5in)
UPVC window, radiator.

Bedroom (14ft x 9ft 7in)
2 UPVC windows, double radiator, Vaillant combi boiler.

Outside
Attractive rear garden laid to Indian stone paved patio area and raised lawn.

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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