



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) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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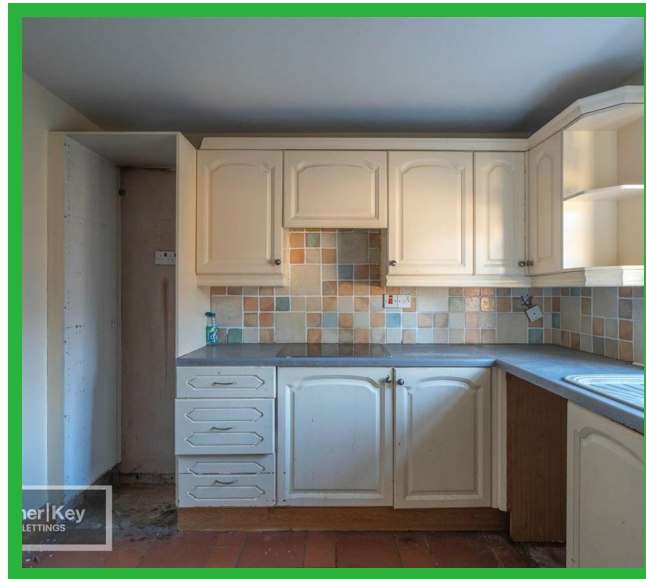
£169,995

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14 Cross Street
Buxton SK17 7EG



NO ONWARD CHAIN!! The property comprises porch, hall, lounge, kitchen, separate W/C, landing, bathroom, three bedrooms, rear garden and driveway parking. VIEWING BY APPOINTMENT ONLY!!

Porch
UPVC window and front door.

Hall
Radiator, stairs to 1st floor.

Lounge (14ft 3in x 12ft 4in)
UPVC window, radiator.

Kitchen (12ft 5in x 9ft 5in)
Needs refit, Floor units with round edged worktops, wall cupboards, 4 ring ceramic hob, extractor hood, electric double oven and grill, inset sink unit, UPVC window, plumbing for washing machine/dishwasher, double radiator, pantry, built in cupboard with plumbing washing machine, UPVC door to rear.

Separate W/C
UPVC window, Low flush W/C, alpha combi boiler.

Landing
UPVC window

Bathroom
Paneled bath with shower/mixer taps and screen, pedestal wash basin, low flush wc, UPVC windows, radiator.

Bedroom (10ft 8in x 9ft 4in)
UPVC window, radiator.

Bedroom (12ft 4in x 10ft 7in)
UPVC window, radiator.

Bedroom (8ft 9in x 6ft 10in)
2 UPVC windows, radiator.

Outside
Good rear garden area, driveway parking for 1 car, potential for extra parking.

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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