



Crowther|Key

SALES

£179,995

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1 The Shannons Marlow Street
Buxton SK17 7DP

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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



END TERRACED PROPERTY IN GREAT PLOT. Nicley tucked away at the end of this cul-de-sac a relatively modern property with gas central heating. Hall, lounge, kitchen, 2 bedrooms, wet room and excellent gardens to front, side and rear with room to extend subject to planning

Hall

Hardwood front door, radiator.

Kitchen (9ft 7in x 9ft 3in)

Floor units with round edged worktops, wall cupboards, inset sink unit, 4 ring gas hob, extractor hob, built under electric oven, plumbing for washing machine, under stairs cupboard, Alpha combi boiler.

Lounge (13ft 1in x 11ft 9in)

Living flame gas fire, hardwood door to rear garden, double radiator.

Bedroom (13ft x 6ft 6in)

Double radiator, built in double wardrobe.

Bedroom (13ft 2in x 6ft 8in)

Double radiator.

Wet room

Electric shower unit, low flush wc, pedestal wash basin, extractor fan, linen cupboard.

Outside

Excellent gardens to front, side and rear.

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.

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