

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(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	



Sycamore Cottage Smalldale Farm  
Buxton SK17 8EA

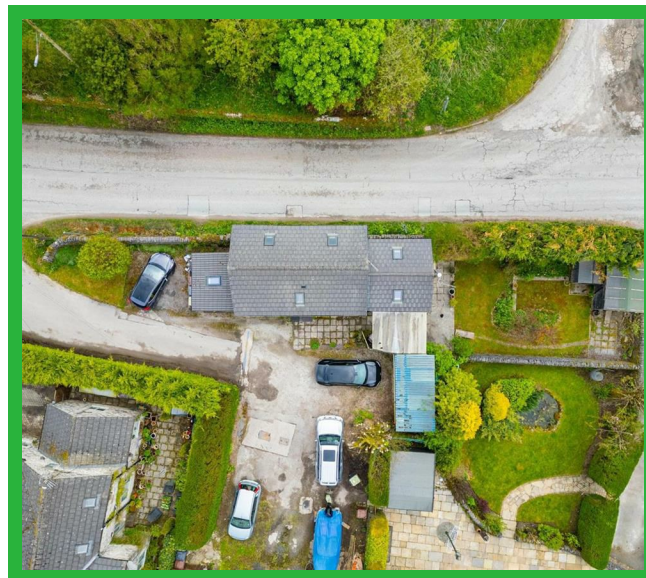
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£379,950

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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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**SUPERB VILLAGE LOCATION.** Nestling in the heart of this hamlet, a nicely presented cottage property with full gas central heating and UPVC double glazing. Kitchen, utility/ W/C, lounge, dining room, snug/home office, 3 bedrooms, bathroom, off road parking and good-sized garden.

**Full description**

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**Kitchen (13ft 6in x 7ft 9in)**

Floor units with round edged worktops, wall cupboards, stainless steel sink unit, 5 ring stainless steel gas hob, extractor hood, electric double oven, UPVC window, plumbing for dish washer, double radiator, Heatline Combi Boiler.

**Separate WC/Utility (7ft 6in x 5ft 4in)**

Low flush wc, extractor fan, plumbing for washing machine, radiator, floor unit and work top, stainless steel sink unit, wall cupboards.

**Lounge (11ft 5in x 10ft)**

Multi burn stove, 2 UPVC windows, UPVC door to garden, double radiator.

**Dining Hall (10ft 1in x 10ft)**

UPVC window, double radiator, under stairs cupboard.

**Snug/Home office (9ft 5in x 8ft 8in)**

UPVC window, double radiator.

**Bedroom (10ft x 7ft 10in)**

2 UPVC windows, double radiator.

**Landing**

Linen cupboard, radiator.

**Bathroom**

'P' bath with shower over, wash hand basin in vanity unit, low flush wc, radiator, Velux window.

**Bedroom (11ft x 8ft 7in narrowing to 4ft 7in)**

UPVC window, radiator, built in cupboard.

**Bedroom (11ft 9in x 11ft 5in @ max)**

UPVC window, double radiator, 2 fitted wardrobes.

**Outside**

Large garden shed subject to a £60p.a ground rent. Attractive patio area, steps down to south facing lawned area.