



Crowther|Key SALES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



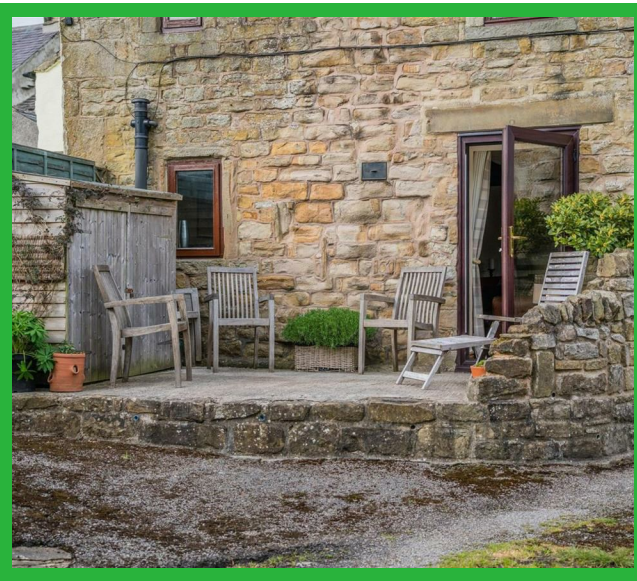
Gate House Great Hucklow
Buxton SK17 8RF

£425,000

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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.

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DELIGHTFUL COUNTRY COTTAGE!! Nicely tucked away in the heart of this incredibly popular village a deceptively spacious cottage property with a host of original features. Small courtyard garden and additional small patio area. VIDEO TOUR AVAILABLE!! MUST BE VIEWED!!

Full description

Porch

UPVC front door, single unit double glazed inner door to;

Hallway

Stairs to the first floor.

Lounge

(15ft 10in x 14ft 10in)

Two single unit double glazed windows, UPVC door to the rear, original beamed ceiling, multi burn stove, double radiator, built in window seat.

Dining room

(15ft 1in x 11ft 1in)

Original beamed ceiling, single unit double glazed window, radiator.

Kitchen/breakfast room

(15ft x 11ft 8in)

Attractive floor units and rounded edge work tops, wall cupboards, Worcester Heatslave oil fired boiler, plumbing for washing machine, integrated dish washer, inset sink unit, three single unit double glazed windows, original fireplace, original beamed ceiling, electric cooker point.

Cellar

Bedroom

(13ft 3in x 9ft 1in)

Two single unit double glazed windows, column radiator, fitted wardrobes along one wall.

Bathroom

Timber panelled bat and shower, wash hand basin in vanity unit, low flush WC,built in cupboards and shelves, central heated towel rail, single unit double glazed window, extractor fan.

Bedroom

(15ft x 11ft 7in)

Walk in wardrobe, single unit double glazed window, column radiator.

Bedroom

(12ft x 9ft 8in)

Built in wardrobe, dressing table unit, single unit double glazed window, column radiator.

En suite shower room

Shower enclosure, low flush WC, wash hand basin, central heated towel rail, single unit double glazed window, built in cupboards.

Outside

Small courtyard garden, additional patio area.