



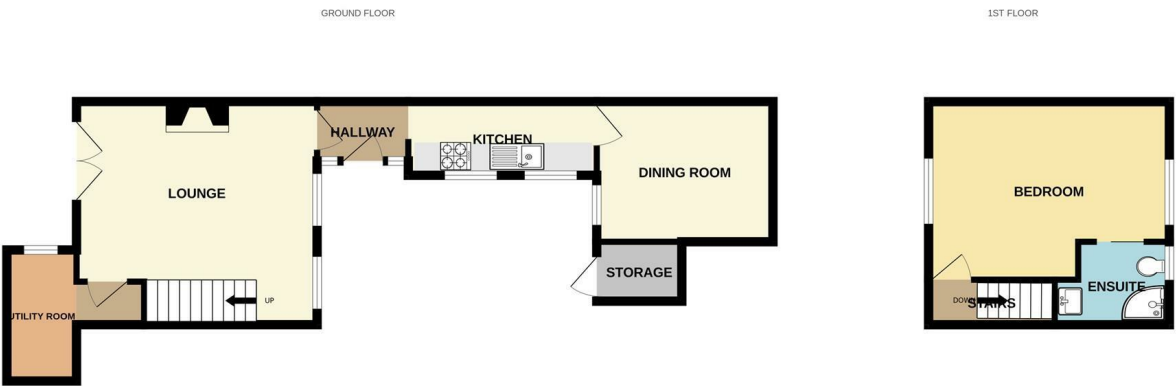
2 The Retreat Main Street
Taddington SK17 9TU

Crowther|Key SALES

£185,000

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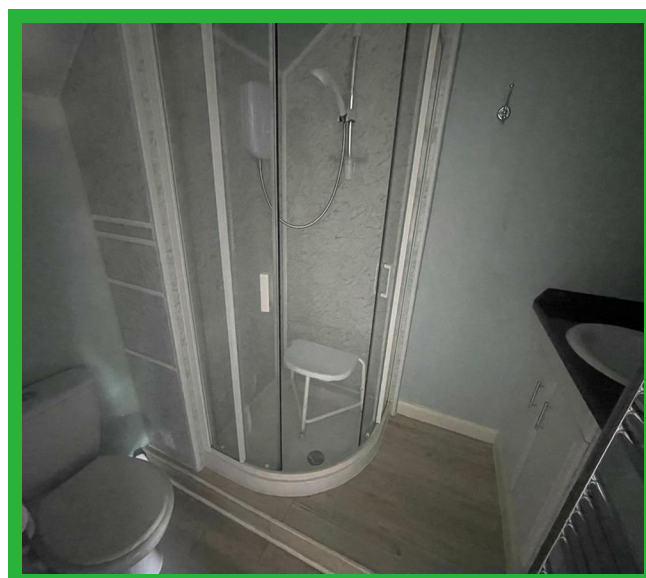
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	26	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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NO ONWARD CHAIN!! Nestled in the charming village of Taddington, this delightful house on Main Street offers a perfect blend of comfort and character.

The house boasts two cosy bedrooms, providing ample space for rest and privacy. Each room is designed to offer a peaceful retreat.

Taddington is known for its picturesque surroundings and friendly community, making it an excellent choice for those seeking a tranquil lifestyle. With local amenities within easy reach, this property is not only a comfortable home but also a gateway to the beautiful countryside that Derbyshire has to offer.

This house presents a fantastic opportunity for first-time buyers, small families, or those looking to downsize. With its charming features and prime location, it is sure to attract interest. A Do not miss the chance to view this lovely property and envision your future in this delightful village setting.

Hallway

UPVC front door and window, night storage heaters.

Lounge (15ft 5inx 14ft 1in)

Night storage heater, double radiator, UPVC doors to outside, stone feature open fireplace, stairs to first floor, 2 UPVC windows, under stairs cupboard, beamed ceiling.

Utility (8ft 4in x 4ft 6in)

Plumbing for washing machine, UPVC window, Vaillant combi boiler.

Kitchen (11ft 10in x 4ft 5in)

Floor units and work tops, wall cupboards, stainless steel sink unit, 4 ring ceramic hob, stainless steel built under electric oven, 2 UPVC windows, double radiator, extractor fan.

Dining room/ Bedroom (11ft 2in x 8ft 9in)

UPVC window, double radiator, night storage heater.

Bedroom (15ft 1in x 11ft)

2 UPVC windows, 2 double radiators.

En Suite Shower room

Shower enclosure with electric shower unit, wash hand basin in vanity unit, low flush, heated towel radiator, extractor fan.

Outside

Small court yard garden area to the front.