



Crowther|Key

SALES

£210,000

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5 Hollins Avenue
Buxton SK17 6LH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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



NO ONWARD CHAIN!! COMPLETELY RENOVATED THROUGHOUT!! A stylish and spacious three-bedroom home arranged over three floors, finished to a high standard throughout. Highlights include a brand-new fitted kitchen, luxury bathroom with roll top bath and separate shower, and two generous loft bedrooms with Velux windows. The rear has been fully decked, ideal for entertaining, with an outside store housing a Vaillant combi boiler.

Lounge: 12'6" x 10'9"
Featuring a UPVC front door, UPVC window, and double radiator.

Kitchen:
Brand new fitted kitchen with fitted units and round-edged worktops, wall cupboards, stainless steel four-ring gas hob, electric double oven, stainless steel single sink unit, plumbing for washing machine, UPVC window, and UPVC door leading to the rear.

Cellars:
Room 1: 4'1" x 7'8"
Room 2: 7'5" x 11'0"

Landing:
UPVC window, radiator.

Bathroom:
Victorian-style reproduction roll top bath, shower enclosure, porcelain wash hand basin in vanity unit, low flush W/C, central heated towel radiator, UPVC window.

Bedroom 1: 12'10" x 10'10"
UPVC window, double radiator.

Bedroom 2 (Loft): 11'6" x 7'5"
Velux window, double radiator.

Bedroom 3 (Loft): 11'8" x 9'3"
Velux window, double radiator.

Exterior:
Fully decked outside rear area with an outside store. Vaillant combination boiler located in the store.

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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