



Crowther|Key

SALES

£225,000

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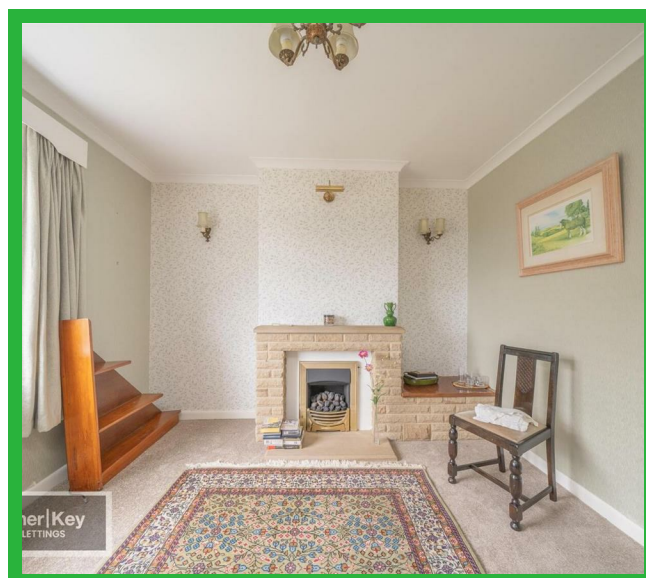
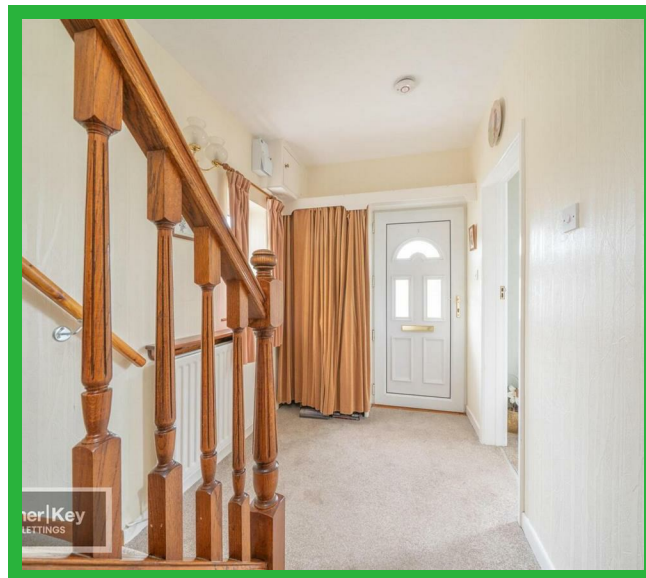
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62 Meadow Avenue
Buxton SK17 8AW

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



Spacious 3-bed semi with far-reaching potential! Featuring a modern kitchen, dining room, wet room, utility, and generous bedrooms. Benefits from a very good rear garden and a large front garden with potential for off-road parking. Freehold with no chain – ideal for families or investors.

Hallway

UPVC front door and window, double radiator, stairs to the first floor.

Lounge 13'5" x 11'

UPVC window, double radiator, living flame gas fire.

Kitchen 11'3" x 7'1"

Fitted units and work surfaces, wall cupboards, stainless steel single sink unit, UPVC window, extractor fan, pantry, electric cooker point.

Dining Room 12'4" x 11'4"

UPVC window, double radiator, living flame gas fire.

Side Porch

Utility Room 7'9" x 5'2"

Ideal Logic combi boiler, radiator, plumbing for washing machine, stainless steel single sink unit, two UPVC windows

Separate W/C

Low flush W/C, wash hand basin, UPVC window, radiator.

Wet Room

Electric shower unit, wash hand basin, low flush W/C, UPVC window, extractor fan.

Bedroom 1 11'1" x 10'5"

UPVC window, double radiator, shower enclosure, fitted wardrobes and built-in cupboards

Bedroom 2 12'4" x 12'

UPVC window, double radiator, built-in wardrobe and fitted units

Bedroom 3 8'6" x 7'3"

UPVC window, double radiator

Landing

UPVC window.

Driveway: No current off-road parking but good front garden space that could be converted into off-road parking area.

Garden: Very good rear garden.

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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