



Crowther|Key

SALES


£179,995

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25 Kings Road
Buxton SK17 7NE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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



NO ONWARD CHAIN!! A very well presented terraced property well situated in this popular area of the town. UPVC double glazing and gas central heating. The property comprises hallway, lounge, dining room, kitchen, cellars, two bedrooms and bathroom and attic room without building regs.

Hallway:
UPVC front door, radiator.

Lounge:
(11ft 5in x 11ft)
Multi burn stove, double radiator, UPVC window, oak floor.

Dining Room:
(15ft x 11ft 5in)
Log burner, radiator.

Kitchen:
(9ft 6in x 6ft 9in)
Attractive fitted units and round edged worktops, wall cupboards, gas central heating point, extractor hood, UPVC window, UPVC door to rear. Walk in cupboard with plumbing for washing machine and alpha combi boiler.

Cellar:
(10ft x 7ft 10in)

Bathroom:
Panelled bath, shower and screen, wash hand basin, low flush W/C, central heating towel radiator, UPVC window.

Bedroom 1: (15ft 1in x 11ft)
Double radiator, UPVC window.

Bedroom 2: (8ft 4in x 6ft 2in)
Double radiator, UPVC window.

Landing:
Radiator.

Attic Room: (13ft 2in x 12ft 9in)
No Building Regs, Velux.

Outside:
Patioed rear yard with school fields to the other side of the fence.

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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