

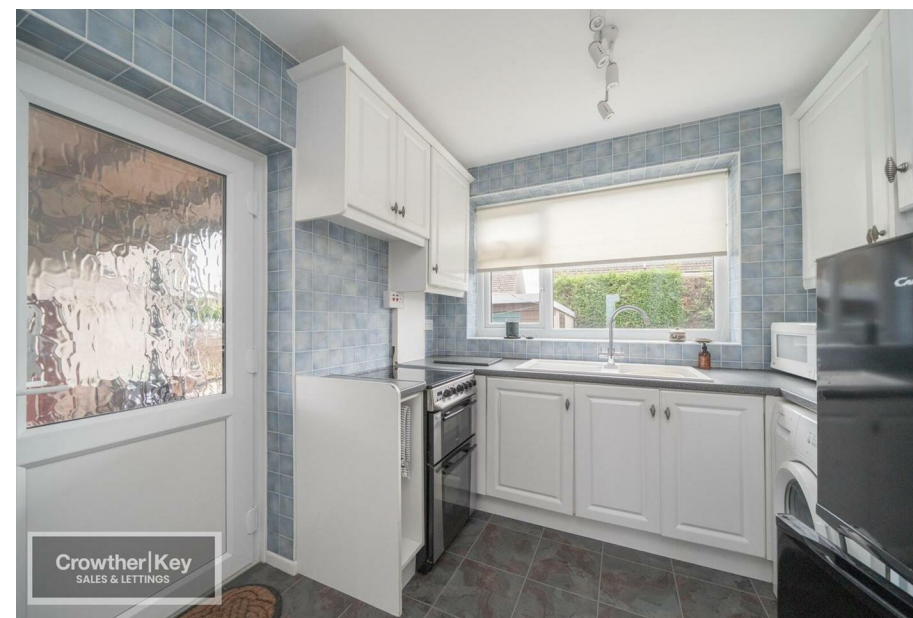
Crowther|Key

SALES

£249,995

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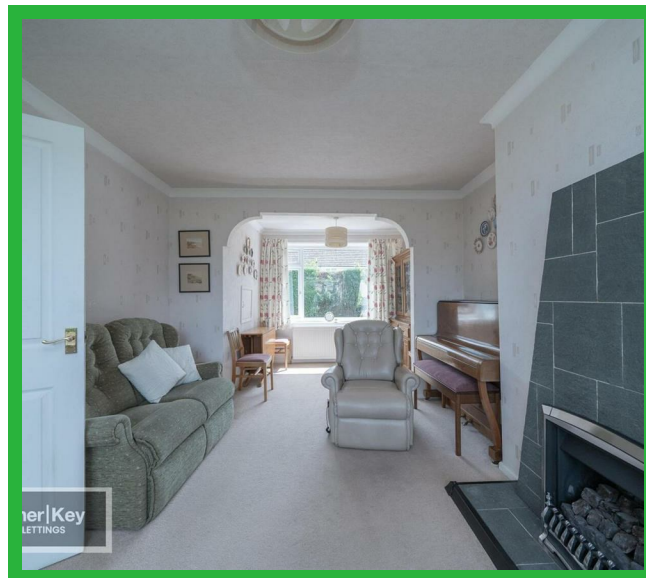


12 Heathfield Nook Road
Buxton SK17 9RX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(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!! Spacious three-bedroom home with large driveway, garage & carport!
This well-presented property offers a generous lounge/diner, fitted kitchen, modern shower room, and three bedrooms. Outside boasts parking for four cars, a carport, detached garage with power, and a lawned rear garden with patio area — ideal for families or those who love to entertain.

Entrance Hall:
Composite front door, double radiator, stairs to first floor.

Lounge/Diner (12'10" x 11'3"):
Two radiators, UPVC windows to front and rear, laminate flooring throughout ground floor.

Kitchen (12'6" x 6'7"):
'L' shaped room. Fitted units and round-edged worktops, wall cupboards, electric ceramic hob, inset stainless steel sink unit, plumbing for washing machine, UPVC door to side, large under-stairs cupboard, radiator, UPVC window.

Landing:
UPVC window.

Shower Room:
Shower enclosure, porcelain wash hand basin in vanity unit, low flush W/C, radiator, UPVC window.

Bedroom 1 (11'3" x 10'1"):
Radiator, UPVC window, boiler cupboard housing Worcester Greenstar combi boiler.

Bedroom 2 (10'4" x 10'2"):
UPVC window, radiator, fitted wardrobes.

Bedroom 3 (7'6" x 6'7"):

Driveway:
Parking for 4 cars.

Carport:

Garage (20' x 10'):
Electric light and power, up-and-over door, service door to side.

Attached Rear Garden:
Laid to lawn with paved patio area.

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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