



Crowther|Key

SALES

£165,000

2

1



28 Bridge Street
Buxton SK17 6BS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(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!! Well-presented two-bedroom terrace with stylish kitchen and modern bathroom. Lounge with under-stairs storage, contemporary kitchen/breakfast room with integrated appliances, and composite doors front and rear. Two bedrooms and a sleek three-piece bathroom with shower over bath. UPVC double glazing, gas central heating (Alpha combi boiler), and a small rear yard area. Ideal first-time buy or investment.

Vestibule
Composite entrance door

Lounge
12'3" x 9'10" – UPVC window, double radiator, low flush W/C, stairs to first floor, under-stairs cupboard

Kitchen/Breakfast Room
13'2" x 8'2" – Fitted units and round-edged worktops, wall cupboards, 4-ring stainless steel gas hob, electric hood, electric double oven, stainless steel single sink unit, plumbing for washing machine, UPVC window, composite door to rear, Alpha combination boiler, radiator

Bedroom 1
13'8" x 9'3" – UPVC window, radiator

Bathroom
Porcelain wash hand basin, electric shower unit + screen, porcelain bath, low flush W/C, central heated towel radiator, UPVC window

Bedroom 2
8'9" x 6'1" – UPVC window, radiator

Outside
Small rear yard 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.

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