



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Crowther|Key

SALES

£289,995

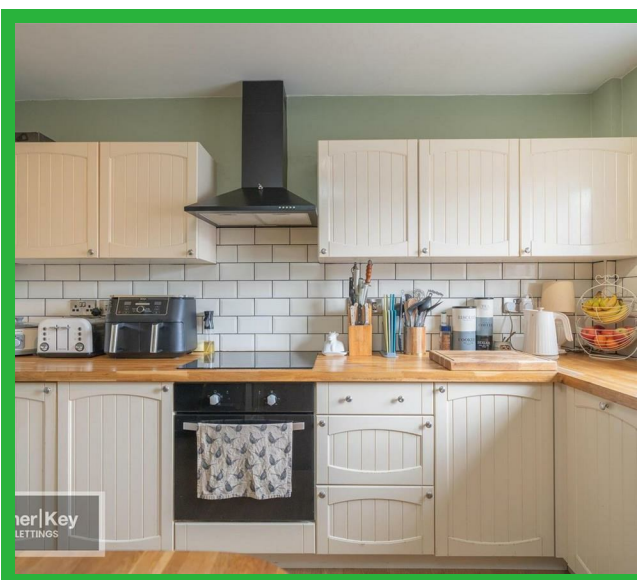
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4 Wains Close
Buxton SK17 8DX

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



NO ONWARD CHAIN!! Spacious THREE bedroom family home with modern kitchen, multi-fuel stove, large conservatory, en-suite master, landscaped gardens, driveway parking and detached garage. VIDEO TOUR AVAILABLE!!

Hallway

UPVC front door, understairs cupboard, stairs to the first floor.

Kitchen / Breakfast Room (11'3" x 9'6")

Attractive fitted units with oak worktops and wall cupboards, stainless steel four-ring induction hob, electric double oven, integrated dishwasher, integrated fridge, plumbing for washing machine, composite sink unit, UPVC window.

Lounge (17'0" x 13'5")

Spacious reception room with multi-fuel stove and night storage heater.

Conservatory (15'4" x 12'3")

UPVC windows, UPVC door, UPVC French doors opening to the rear garden.

Landing

Bedroom One (13'4" x 8'9")

UPVC window, night storage heater.

En-suite shower room with electric shower unit, porcelain wash basin, low flush WC, UPVC window, heated towel radiator, extractor fan.

Bathroom

Panelled bath with shower screen and shower over, porcelain wash basin, low flush WC, UPVC window, heated towel radiator, extractor fan.

Bedroom Two (10'4" x 9'0")

UPVC window, electric convector heater.

Bedroom Three (7'7" x 7'4")

UPVC window, electric convector heater.

Externally

Rear garden laid to paved patio and large lawn.

Detached garage (part constructed).

Driveway providing parking for two vehicles.

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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