



44 Lismore Road, Buxton

Crowther|Key

SALES

£499,995

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44 Lismore Road
Buxton SK17 9AN

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (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!! A well-presented two-bedroom home offering spacious living throughout. Features include a modern fitted kitchen, a stylish wet room, and a versatile bonus room. The dining room to the front of the property could be utilised as third bedroom. Externally, the property enjoys a superb rear garden with patio and lawn, garage with power, and a block-paved driveway providing ample off-road parking.

Porch
UPVC window and front door.

Hall
Double radiator, cloaks cupboard.

Kitchen (11'9" x 9')
Attractive fitted units and round-edged worktops, wall cupboards, archway, extractor hood, stainless steel four-ring gas hob, stainless steel single sink unit, plumbing for washing machine, integrated fridge / freezer, integrated double oven, UPVC window, UPVC door to the side, double radiator, Viessmann central heating boiler.

Dining Room (12'8" x 10'4")
UPVC bay window, double radiator, French doors to lounge.

Lounge (15'3" x 11'2")
Double radiator, UPVC French doors to rear garden.

Wet room
Shower, porcelain wash hand basin and low flush WC with concealed cistern both set in vanity unit, central heated towel radiator, UPVC window, extractor fan, airing cupboard with hot water cylinder.

Bedroom 1 (11'7" x 8')
UPVC window, double radiator.

Bedroom 2 (10'8" x 8'3")

Bedroom 3 (Bonus Room) (13' x 8'3")
UPVC windows and door to garden, double radiator.

Garage (16'9" x 16'8")
Electric remote control up-and-over door, other manual doors, power and lighting.

Outside
Superb rear garden laid to paved patio area and lawn.
Block paved driveway providing off-road parking.

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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