



Crowther|Key

SALES


£170,000

3

1



31 Sheldon Road
Buxton SK17 7TT

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 77 | |
| (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



SOLD WITHIN 24HRS!! A well-presented three-bedroom home offering a spacious lounge, modern kitchen with French doors to the garden, and a contemporary bathroom. UPVC windows throughout, good bedroom sizes, loft access and a generous rear garden. Ideal for first-time buyers or families.

Hall:
Composite front door, radiator.

Separate W/C:
Low flush W/C, porcelain wash hand basin, radiator, UPVC window.

Lounge: 15' x 13'.
UPVC window, two double radiators.

Kitchen: 15'10" x 9'3". Fitted units and round-edged worktops, wall cupboards, archway, extractor hood. Built-in oven, plumbing for washing machine, UPVC window, UPVC French doors to rear garden, double radiator, Alpha combi boiler.

Bedroom: 9'4" x 7'.
UPVC window, double radiator.

Bedroom: 13' x 8'6".
UPVC window, double radiator.

Bedroom: 11'3" x 8'6".
UPVC window, double radiator.

Bathroom:
Porcelain bath + mixer taps, porcelain wash hand basin, low flush W/C, UPVC window, radiator, extractor fan.

Landing:
Access to loft.

Outside:
Good-sized rear garden.

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

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.