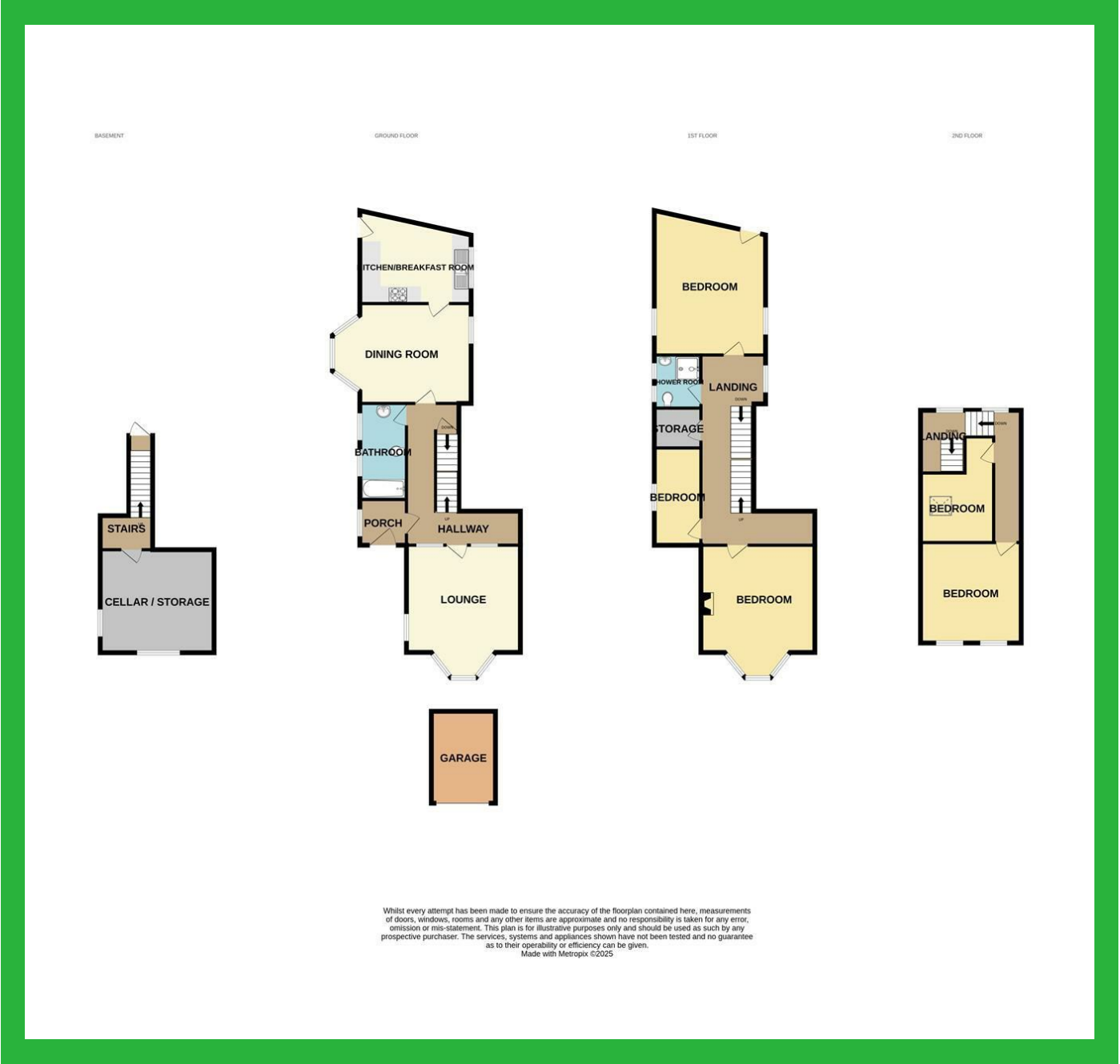




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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

Crowther|Key

SALES

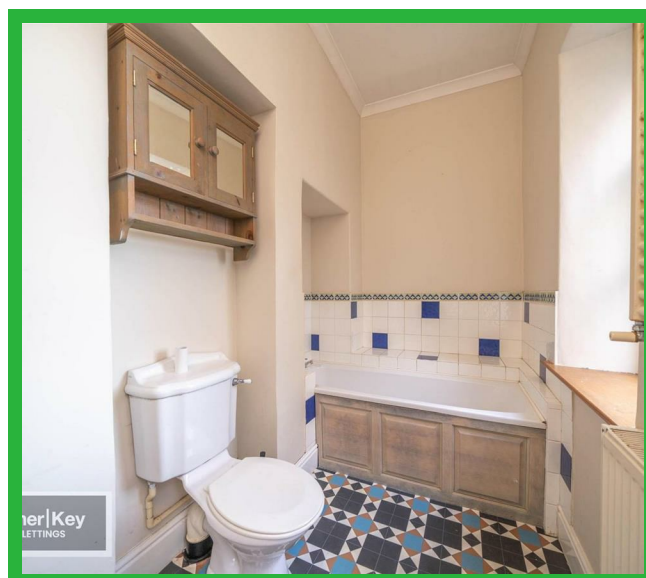
£420,000

6

2



3 Hartington Road
Buxton SK17 6JQ



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.

SPACIOUS PROPERTY IN PRIME LOCATION. Occupying a slightly elevated position on this very popular residential road within a few minutes' walk of the town centre.

The property is in need of modernisation /refurbishment. Gas central heating, garage and off-road parking, porch, hall, lounge, dining room, bathroom, kitchen, cellar, 5 bedrooms, shower room, good garden area the front. NO ONWARD CHAIN!!

Please note : The vendor has had a damp and timber report carried out there is an estimated cost for remedial works of £10,000 this has been considered in the listing price. The vendor is happy to share the report and quote with any interested parties.

Porch
Original sash window.

Hall
Double radiator, stairs to first floor.

Lounge (16ft 4inx 13ft 10in)
Bay window with original sash window, double radiator.

Bathroom
Paneled bath, pedestal wash basin, low flush wc, 2 original windows, double radiator.

Dining room (17ft 2in x 12ft 1in)
Original bay window, 2 double radiators.

Kitchen (12ft 7in x 10ft)
Floor units with round edge worktops, gas cooker point, stainless steel sink unit, plumbing for washing machine, door to front, Worcester Greenstar combi boiler

Cellar

Landing
Original sash window, 2 double radiators.

Bedroom (16ft 6in x 13ft 9in)
3 Original arched windows, door to rear, 2 double radiators.

Shower room
Shower enclosure with electric shower unit, wash hand basin, low flush wc, 2 original arched windows, radiator.

Boxroom (4ft 10in x 4ft 4in)
Sealed unit double glazed window.

Bedroom (12ft x 5ft 6in)
Original arch window, radiator.

Bedroom (17ft x 13ft 10in)
Original bay window, double radiator

Landing
Original arched window, radiator.

Bedroom (8ft 5in x 7ft 1in + recess)
Velux radiator, radiator.

Bedroom (12ft 4in x 12ft 3in)
2 original arched windows, radiator.

Outside
Good gardens to front, single garage.