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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SALES & LETTINGS

£167,500

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2 Hollins Avenue
Buxton SK17 6LH

NO ONWARD CHAIN!! Beautifully presented throughout, this generous property features a bright lounge with French doors, a modern fitted kitchen with integrated appliances, two excellent double bedrooms (including a large attic room with Velux windows), and a contemporary bathroom. UPVC windows, gas central heating and an enclosed rear yard complete this attractive home.

Full description

Lounge 13’0” × 10’9”
UPVC Front door, double radiator, UPVC window.

Kitchen 10’3” × 10’1”
Fitted units and wall cupboards, stainless steel single sink unit, 4-ring stainless steel gas hob, stainless steel/glass electric hood, built-under electric double oven, UPVC window, plumbing for washing machine, stairs to first floor, gas fired combi boiler.

Landing
UPVC window.

Bathroom 10’5” × 7’3”
Bath with shower over, low flush W/C, porcelain wash hand basin, radiator, UPVC window, linen cupboard.

Bedroom 1 13’0” × 11’0”
Double radiator, UPVC window.

Bedroom 2 16’1” × 13’0”
Velux windows, double radiator.

Exterior
Enclosed rear yard.

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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