

# Crowther|Key

## SALES

£399,995



Lightwood Cottage 109 Corbar Road  
Buxton SK17 6RJ



**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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UP TO DATE GAS SAFETY CERTIFICATE & ELECTRICAL HARDWARE CERTIFICATE AVAILABLE.

Wooden front door opening to;

Kitchen / Breakfast Room:

(18ft x 12ft 1in)

Attractive floor units and rounded edge work tops, wall cupboards, four ring ceramic hob, stainless steel extractor hob, built under stainless steel electric oven, stainless steel sink unit, integrated dishwasher, washing machine and fridge, column radiator, designer column radiator, single unit double glazed leaded window to the front and rear, single unit double glazed leaded door to the rear garden, stairs to the first floor.

Lounge:

(18ft 1in x 11ft 7in)

Two column radiators, single unit double glazed leaded windows to the front and rear, oak floor, Gas fired log burner in natural stone arched fireplace.

Landing:

Single unit double glazed leaded window.

Bathroom:

Designer bath and shower/mixer taps, pedestal wash basin, low flush WC, column radiator, extractor fan.

Bedroom:

(11ft 10in x 11ft 6in + recess)

Single unit double glazed leaded window, column radiator.

Bedroom:

(11ft 8in x 8ft 10in + recess)

Single unit double glazed leaded window, column radiator.

En-Suite Shower Room:

Corner shower enclosure, pedestal wash basin, low flush W/C, single unit double glazed leaded window, column radiator, extractor fan.

Outside:

Good sized rear garden laid to paved patio area, steps up to lawned area.

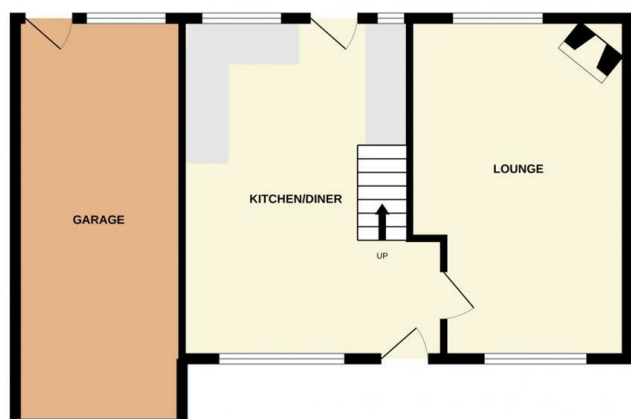
Paved patio area to the front with lawn. Driveway parking for 2/3 cars.

Garage:

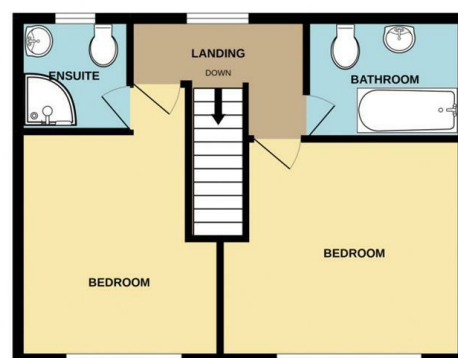
(21ft 9in x 8ft 9in)

Up and over door, electric light and power, Vaillant combi boiler, single unit double glazed leaded window and door to the rear.

GROUND FLOOR



1ST FLOOR



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 |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>87</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>63</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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