Crowther | Key

SALES







£525,000

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13 Ecclesbourne Drive
Buxton SK17 9BX









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

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Porch
uPVC front door.

Separate WC
Low-level WC, wash hand basin, uPVC window, radiator.

Hall
Large built-in cupboard, radiator, stairs to 1st floor.

Dining Room 9'5" × 9'2"
Radiator, uPVC door to rear garden.

Lounge 17'10" × 10'6"
uPVC windows to front and rear, radiator, double radiator, living flame gas fire.

Kitchen / Breakfast Room 12' × 9'1"
Fitted units and round edged worktops, wall and base units, stainless steel sink unit, stainless steel extractor hood, gas cooker point, double radiator, door to rear garage.

Utility Room
Fitted units and round edged worktops, wall and base units, butler sink, plumbed for washing machine, uPVC windows, door to rear garden, double radiator.

Garage 17'4" × 14'9"
Remote control shutter door, uPVC window, electric light + power. Worcester Greenstar combi boiler.

1st Floor Landing
uPVC window, radiators.

Separate WC
Low-level flush WC, wash hand basin, uPVC window.

Bedroom 1 13'8" × 10'6"
uPVC window, double radiator, 2 sets of built-in wardrobes.

Bedroom 2 9'5" × 9'4"
uPVC window, radiator, built-in double wardrobe.

Bedroom 3 10'5" × 9'4"
uPVC window, radiator, built-in double wardrobe.

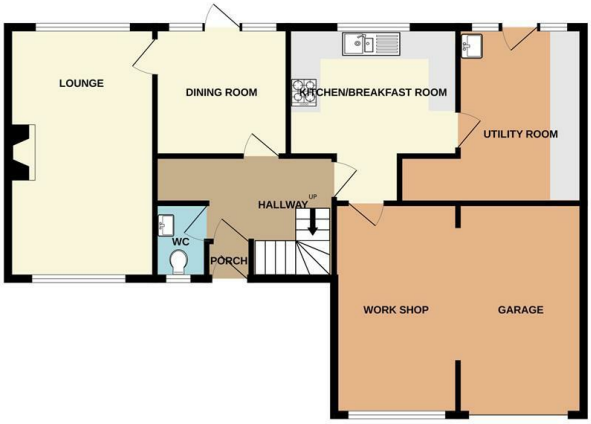
En-suite shower room:
Shower enclosure, wash hand basin, low-level flush WC, uPVC window, heated towel rail, extractor fan.

Bathroom
Panel bath, wash hand basin in vanity unit, shower enclosure, extractor fan, heated towel radiator.

Bedroom 4 13'7" × 9'4"

Outside
Very large rear garden – south facing – laid mainly to lawn.

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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