

Crowther|Key

SALES

£175,000



55 Cromford Lane
Buxton SK17 7RG



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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Hallway

uPVC front door, stairs rising to first floor

Separate WC

Low-level WC + wash hand basin

Lounge 17'10" × 10'1"

uPVC windows, double radiator

Kitchen / Breakfast Room 17'10" × 13'8" max

Fitted units and round edged worktops, inset stainless steel sink unit, four ring ceramic hob, stainless steel extractor hood, built under stainless steel electric oven, plumbing for washing machine uPVC windows, double radiator.

Rear Porch

uPVC door leading out to the garden/rear

Landing

Access to all bedrooms and bathroom

Bedroom 1 11'8" × 8'3"

uPVC windows, radiator

Bedroom 2 11'7" × 5'4"

uPVC windows, radiator

Bedroom 3 11'7" × 9'9"

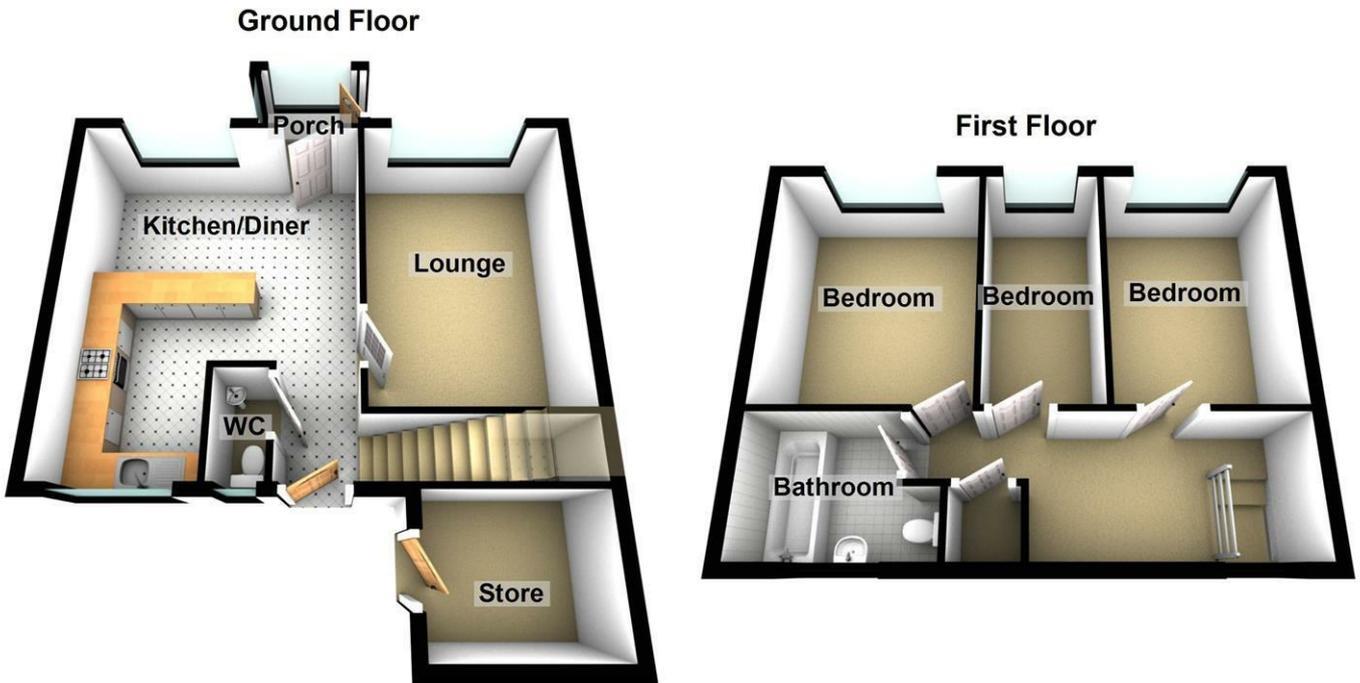
uPVC windows, radiator, extractor fan

Bathroom

Panel bath electric shower and screen, porcelain wash hand basin, low-level WC uPVC window, extractor fan.

Outside

Garden with access and driveway parking.



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

55 Cromford Lane, Buxton

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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