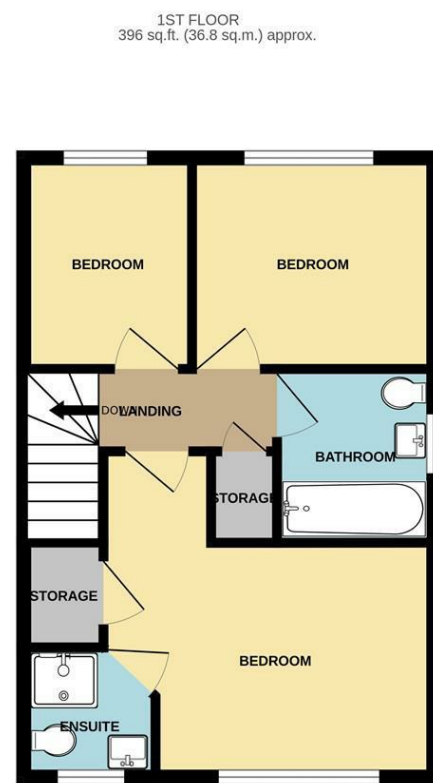
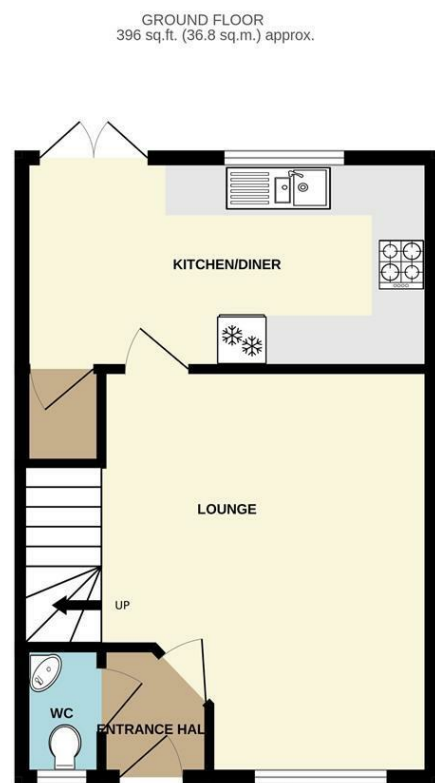




TOTAL FLOOR AREA : 793 sq.ft. (73.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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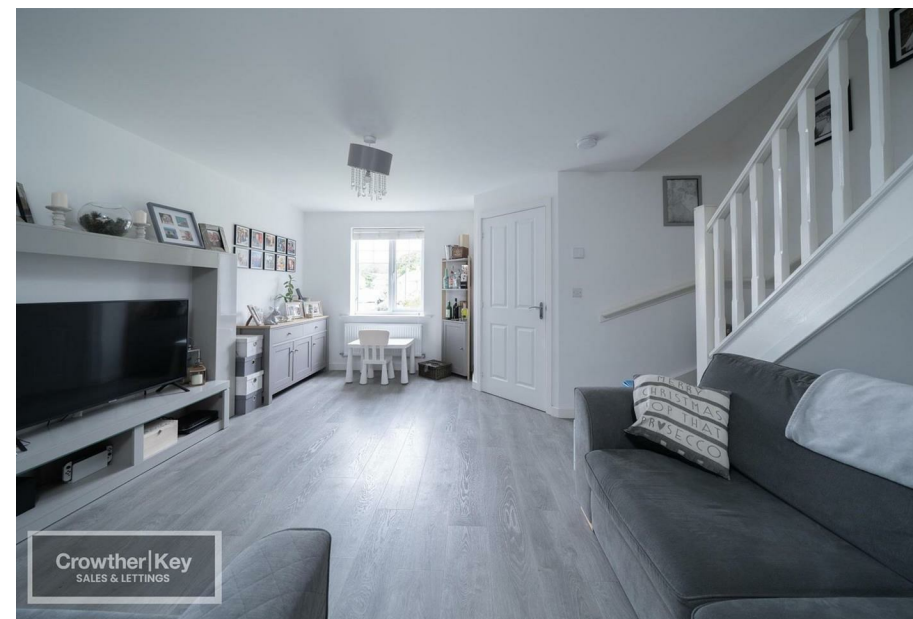
Crowther|Key

SALES

£212,000

3

2



30 Starling Road
Buxton SK17 9UP

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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First Time Buyer Opportunity – Stunning Home at 20% Discount! Local Applicants Only!
Please enquire for further details.

Spacious 3-bed home with modern kitchen/diner, en-suite to master, and large rear garden — the biggest on the road. Benefits include UPVC windows, gas central heating, and off-road parking. Ideal family layout with separate WC, large loft, and rear French doors to patio and lawn.

Hallway:
Composite front door, radiator.

Separate W.C.:
Low flush W/C, porcelain wash hand basin, UPVC window, radiator.

Lounge: 16'1" x 13'1".
Double radiator, UPVC window, stairs to first floor.

Kitchen/Breakfast Room: 16'0" x 8'3"
All fitted units and wall cupboards, drawers, stainless steel sink unit, integrated dishwasher, washing machine and fridge / freezer, stainless steel four ring gas hob, stainless steel extractor hood, built under stainless steel electric oven, under stairs cupboard, radiator. Ideal Logic Combi boiler, UPVC window, UPVC French doors to rear garden.

Bedroom 1: 8'0" x 6'2".
UPVC window, radiator

Bedroom 2: 9'6" x 8'0".
UPVC window, radiator.

Bedroom 3: 12'8" x 9'1",
UPVC window, built-in cupboard.

En-suite Shower Room:
Shower enclosure, low flush W/C, porcelain wash hand basin, UPVC window, radiator, extractor fan.

Loft:

Bathroom:
Porcelain bath, porcelain wash hand basin, low flush W/C, radiator, UPVC window, extractor fan.

Exterior (Rear Garden):
Largest on road, laid to lawn and paved patio area.