

Crowther|Key

SALES

£439,995



8 Solomons View
Buxton SK17 6PF



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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Entrance Hall

Composite front door, double radiator, stairs rising to first floor, Amtico-style flooring.

Separate WC

Low-flush WC with concealed cistern, wash hand basin, chrome heated towel rail, UPVC double-glazed obscure window.

Living Room – 14'3" × 10'0"

Double radiator, UPVC double-glazed window to front, Amtico-style flooring.

Kitchen / Diner Kitchen Area – 10'3" × 6'9"

Range of wall and base units, granite work surfaces, five ring stainless steel range cooker, stainless steel extractor hood, stainless steel fridge / freezer, two UPVC windows, composite stable door to rear garden, inset stainless steel bowl sink, integrated dishwasher / washing machine and dryer, travertine tiled floor.

Dining Area – 15'6" × 9'9"

Travertine tiled floor. Double radiator, UPVC double-glazed French doors opening to rear garden. One wall with fitted wall units, granite worktop, wall cupboards, and display cabinets.

Utility / Linen Cupboard

Handy linen cupboard with Viessmann combination boiler.

Bedroom 1 – 12'10" × 10'0"

Double radiator, UPVC double-glazed window.

En-suite shower room:

Low-level WC with concealed cistern and wash hand basin in vanity unit, extractor fan, UPVC double-glazed obscure window, chrome heated towel rail.

Bedroom 2 – 11'1" × 8'0" (+ recesses)

Double radiator, UPVC double-glazed window.

Bathroom:

Low-level WC with concealed cistern and wash hand basin in vanity unit, extractor fan, UPVC double-glazed obscure window, chrome heated towel rail. Built-in cupboard.

Bedroom 3 – 9'0" × 8'0"

UPVC double-glazed window, radiator, built-in cupboard.

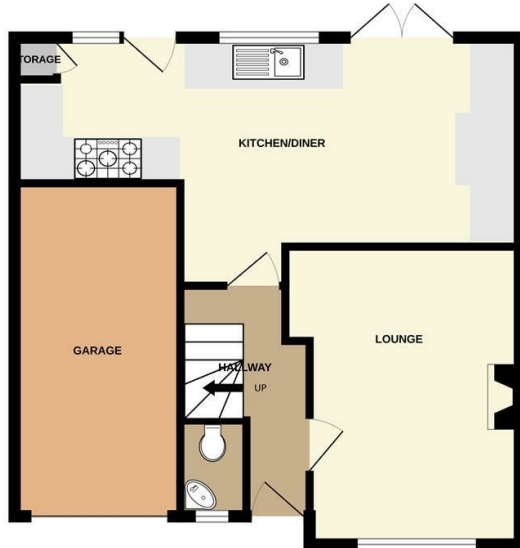
Bedroom 4 – 8'5" × 7'10"

UPVC double-glazed window, radiator.

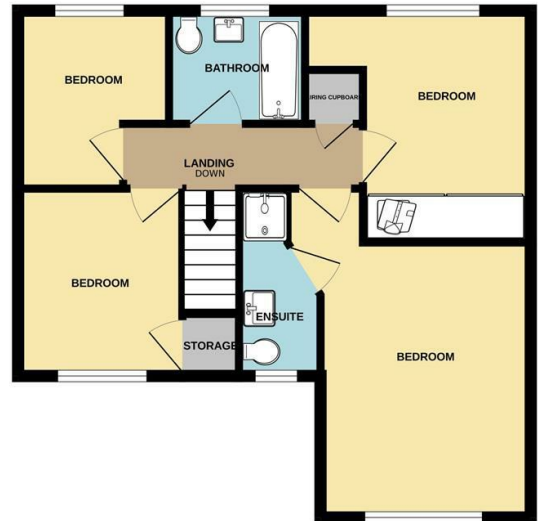
Outside

Very good-sized rear garden, laid mainly to lawn with patio area. Off road parking.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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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