Crowther | Key

SALES







£425,000

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1 Carr Road
Buxton SK17 6WF









<u>Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008</u>

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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Full description

EXCELLENT FAMILY HOME. We understand that this property is one of only 3 of this design on this extremely popular development. Offering good sized family accommodation with full gas central heating with UPVC double glazing. Hall, separate W/C, lounge, dining room, kitchen, utility room, bathroom, 4 bedrooms with master Ensuite, detached garage, driveway parking, excellent rear garden with superb open views over fields. NO ONWARD CHAIN!!

Hall

Separate W/C
Low flush W/C, pedestal wash basin, radiator, extractor fan.

Lounge (21ft 4inx 11ft 1in)
2 UPVC window's, UPVC French doors, 2 radiators.

Dining room (9ft 6in x 8ft 8in)
2 UPVC windows, radiator.

Kitchen (11ft 6in x 8ft 7in)
Attractive floor units and round edge work tops, wall cupboards, 4 ring stainless steel gas hob, stainless steel fan assisted electric double oven, wine rack, integrated fridge freezer, UPVC window, radiator, plumbing for dish washer.

Utility (6ft 5in x 5ft 6in)
Floor unit and worktops, sealed unit double glazed door to side, stainless steel sink unit, plumbing for washing machine, radiator.

Landing
Radiator boiler cupboard with Potterson gas fired boiler.

Bedroom (9ft 10in x 9ft)
Built in wardrobes, UPVC window, radiator, Glow worm combi boiler.

Bedroom (9ft x 8ft 6in)
UPVC window, radiator.

Bathroom
Paneled bath, pedestal wash basin, low flush wc, UPVC windows, heated towel radiator.

Bedroom (9ft 6in x 7ft 9in)
2 UPVC windows, radiator.

Bedroom (11ft 7in x 11ft 4in)
UPVC window, radiator.

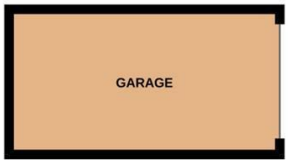
En Suite Shower room
Shower enclosure, low flush wc, pedestal wash basin, heated towel radiator, UPVC window, extractor fan.

Outside
Driveway parking for ¾ cars, Good rear garden laid mainly to lawn.

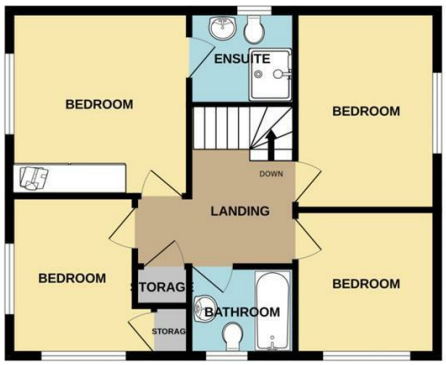
Detached Garage (17ft 4in x 9ft)
Electric light and power with up and over door.

GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.







TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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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