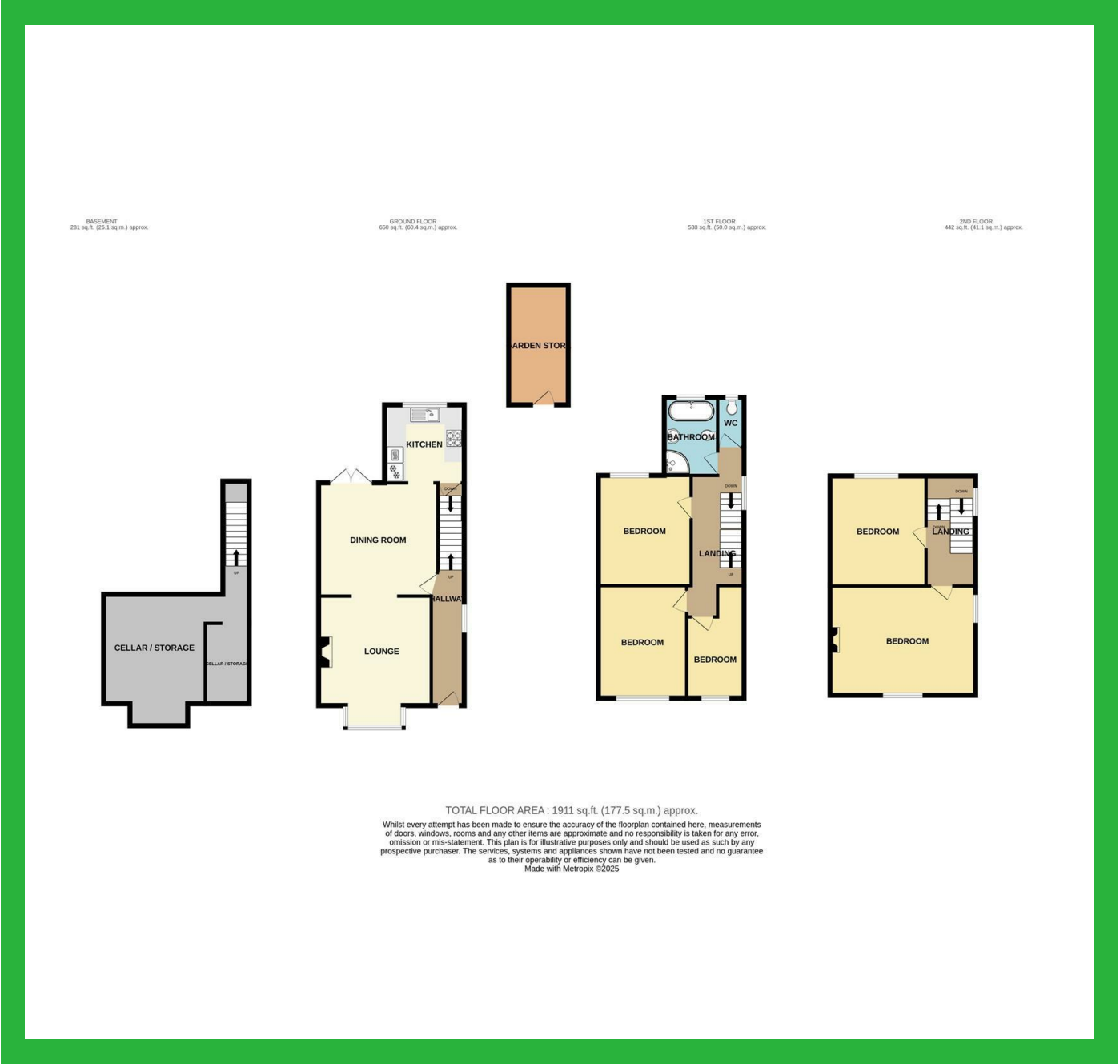




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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SALES

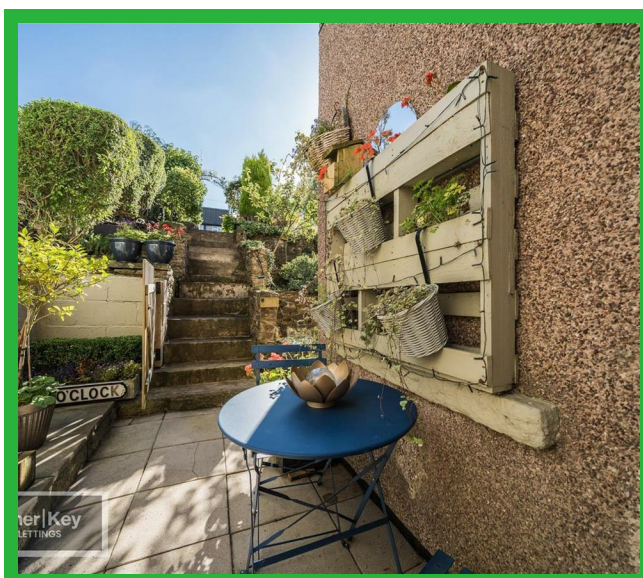
£435,000

5

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38 Brown Edge Road
Buxton SK17 7AG



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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VIDEO TOUR AVAILABLE!! Spacious five-bedroom home with versatile living space including two reception rooms, modern fitted kitchen, cellar with combi boiler, and stylish bathroom. Features UPVC windows, gas heating, and generous bedrooms over two floors. Outside benefits from a former garage and landscaped terraced rear garden with decked top tier. MUST BE VIEWED!!

Hall: Composite door, double radiator, UPVC window.

Living Room: 15'8" x 13'0". Gas fire/stove, UPVC bay window, double radiator.

Dining Room: 13'4" x 12'0". Decorative coal radiator, sliding UPVC bi-fold doors to rear garden.

Kitchen: 9'5" x 9'1". Fitted kitchen comprising fitted units and composite slate effect ultra-thin worktops, wall cupboards, four-ring ceramic hob, extractor hood, integrated fridge/freezer, 1.5 drainer sink with waste master, plumbing for (integrated) washing machine, inset single oven/microwave, stainless steel electric double oven, integrated dishwasher, UPVC window, decorative coal radiator.

Cellar: Vaillant combi boiler and multiple electrical sockets.

Landing: UPVC window, radiator.

Separate W/C: Low flush W/C with porcelain wash hand basin on top, UPVC window.

Bathroom: Double-ended free-standing bath with shower/mixer taps, porcelain wash hand basin, low flush W/C, shower enclosure, UPVC window, extractor fan, central heated towel radiator.

Bedroom 1: 14'11" x 11'1". UPVC window, radiator.

Bedroom 2: 13'2" x 10'6". UPVC window, radiator.

Bedroom 3: 9'6" x 6'6". Recessed UPVC window, radiator.

Landing: UPVC window.

Bedroom 4: 13'6" x 11'4". UPVC window, double radiator.

Bedroom 5: 17'3" x 13'1". Two UPVC windows, double radiator.

Former Garage: 15'6" x 7'0".

Exterior: Vaulted rear garden laid to terracing with cobbled seating area and with top tier being decked including ornamental fish/wildlife pond.

Front of Property: Ample parking for two vehicles and motion sensor security lighting.