Crowther | Key

SALES







£399,995

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Hernstone Lea Church Lane
Buxton SK17 8EL









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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Opportunity to extend subject to planning permission.

Entrance Hall
Stairs to first floor, double radiator, UPVC double glazed window.

Kitchen – 15'6" x 9'7"
Fitted units with oak worktops, built-in cupboards, oil-fired Aga, inset sink unit, UPVC window, pantry, four ring ceramic hob, archway, built-in oven.

Dining Room – 15'5" x 12'10"
UPVC window, radiator.

Utility – 13'0" x 6'5"
Fitted units and oak worktops, UPVC window, UPVC stable door to rear, extractor fan, plumbing for washing machine.

Former Garage – 17'0" x 16'2"
Now converted to a cinema room with oak worktops, fitted bar with wine fridge under, UPVC window.

Lounge – 19'9" x 15'0"
Two UPVC windows, two radiators, multi-fuel stove.

Snug – 11'8" x 10'6"
UPVC window, radiator.

Separate WC
Low flush WC, porcelain wash hand basin, UPVC window, radiator.

First Floor

Landing
Two UPVC windows.

Bedroom One – 11'8" x 9'9"
Two UPVC windows, radiator.

En-suite shower room
With shower enclosure, electric shower unit, low flush WC, porcelain wash hand basin, extractor fan.

Bedroom Two – 15'0" x 8'0"
UPVC window, radiator.

En-suite shower room with shower enclosure, electric shower unit, low flush WC, porcelain wash hand basin, extractor fan.

Bedroom Three – 15'0" x 8'0"
UPVC window, radiator, range of fitted wardrobes along one side.

Bedroom Four – 16'1" x 15'5"
Two UPVC windows, radiator.

En-suite "Jack and Jill" bathroom – 15'0" x 6'7" w
Wth reproduction roll top bath, wash hand basin, low flush WC, shower enclosure, heated towel radiator, UPVC window.

External
Enclosed large rear garden
Carport and driveway parking.
Tranquil outside bar area.

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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