

Crowthor|Key

SALES



£149,995



29 Sheldon Road
Buxton SK17 7TT



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

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

Hallway:

Composite entrance door, radiator, stairs to first floor.

Separate WC:

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

Lounge: 15' x 12'10"

UPVC window, two double radiators, large understairs cupboard.

Kitchen / Breakfast Room: 16' x 9'3"

Fitted units and round-edged worktops, wall cupboards, plumbing for washing machine, stainless steel single sink unit, four ring gas hob, electric oven, Alpha combi boiler, double radiator, UPVC window, UPVC French doors leading to rear garden.

Landing

Bathroom:

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

Bedroom: 11'4" x 8'6"

UPVC window, radiator.

Bedroom: 13' x 8'6"

UPVC window, radiator.

Bedroom: 9'4" x 7'

UPVC window, radiator.

Exterior:

Good-sized rear garden.

Driveway parking for one car.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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