Crowther | Key
SALES

£169,000

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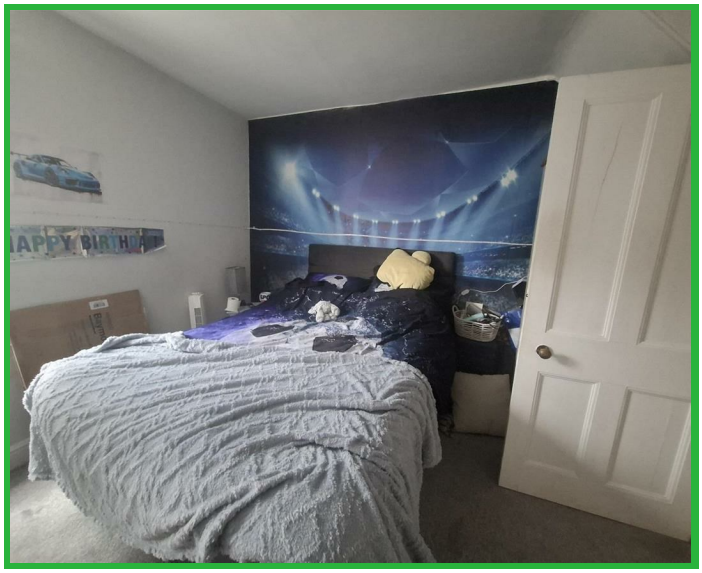
8 Dale Side
Buxton SK17 6NN



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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Lounge / Living room: 12 ft × 11 ft 6 in,
UPVC bay window, double radiator, built-in cupboards, uPVC front door.

Kitchen: 12 ft 1 in × 10 ft 1 in,
Fitted units with round edged worktops, four ring gas hob, extractor hood, built under electric oven, inset sink unit, plumbing for washing machine, UPVC window, understairs cupboard.

Rear Porch:
UPVC door, possibly Alpha combi boiler mentioned nearby.

Separate WC:
Low flush WC, uPVC window, Alpha combi.

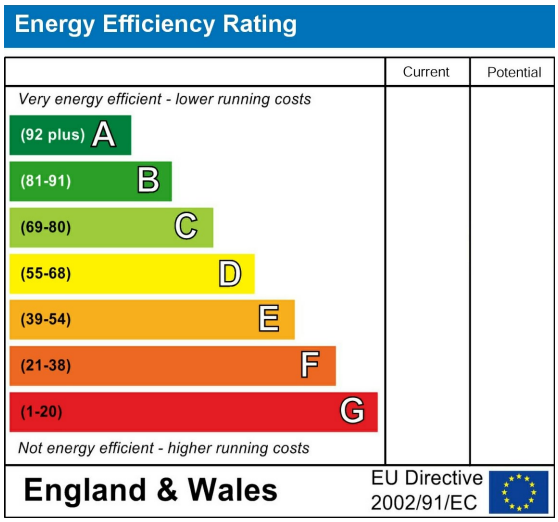
Landing:
uPVC window, radiator.

Bathroom: Panelled bath, shower enclosure, porcelain wash hand basin, low flush WC, uPVC window, central heating radiator.

Bedroom: 12 ft × 10 ft 7 in
uPVC window, radiator.

Attic Bedroom: 14 ft 1 in × 9 ft 9 in
Velux roof window, double radiator, uPVC window.

Outside:
Small front and rear yard.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(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