Crowther | Key

SALES







£429,995

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1 Woodside
Buxton SK17 6PW









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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Entrance / Hall
Composite front door, night storage heater, stairs to first floor, under stairs cupboard.

Separate WC
Low level WC, wash hand basin, uPVC double glazed, heated towel rail.

Lounge 15'9" x 13'2",
UPVC double glazed, night storage heater, electric feature fire, French doors to dining room.

Dining Room 12'8" x 10'6",
Night storage heater, uPVC double glazed, half wall French doors to conservatory.

Conservatory 14'6" x 5'10",
UPVC double glazed sides, uPVC French doors to garden, night storage heater.

Kitchen 11'4" x 10'6",
Fitted units and worktops, wall cupboards, four ring ceramic hob, extractor hood, built under electric oven, integrated dishwasher, uPVC double glazed, night storage heater.

Utility 12' x 5'8",
Fitted units and worktop, plumbing for washing machine, space and plumbing for washer and tumble dryer, inset one and a half bowl sink, two composite doors to front and rear, night storage heater, Velux window.

Shower Room
Large shower enclosure, wash hand basin in vanity unit, low level WC, uPVC double glazed, extractor fan, electric towel radiator.

Bedroom 8'10" x 8',
uPVC double glazed, electric convector heater.

Landing
uPVC double glazed, linen cupboard with new hot water system.

Bedroom 12'6" x 9',
uPVC double glazed cabinets, digital TV point, cupboards and bedside cabinets, digital TV point.

Bedroom (largest / master) 13'2" x 11'5"
(to wardrobe fronts), excellent range of fitted drawers, window seat with drawers, wardrobes, cupboards, bedside cabinets, uPVC double glazed, night storage heater.

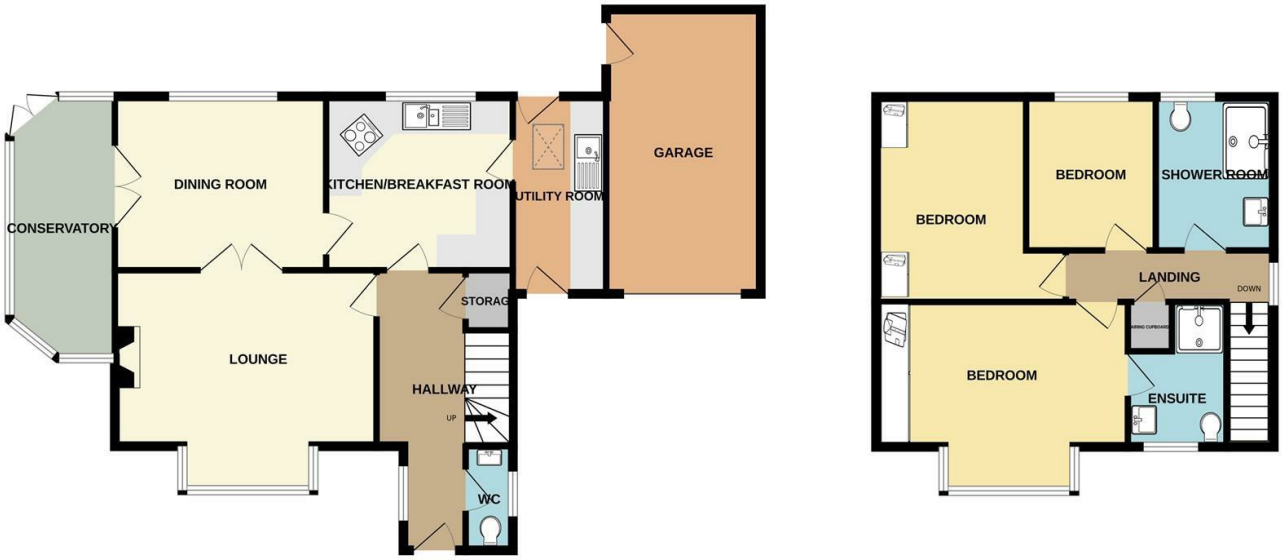
En-suite area
Wash hand basin in vanity unit, corner unit, uPVC double glazed, electric towel radiator, low level WC.

Garage 20' x 8'8",
Electric roller up and over door, electric light and power, service door to inside.

Outside / Garden
Attractive garden to rear lawn and block paved patio area. Off road parking to the front.

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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