

Crowther|Key

SALES

£199,995

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46 Granby Road
Buxton SK17 7TL



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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Entrance Hall:

Radiator, UPVC double glazed window and door.

Lounge: 14'2" x 10'9"

UPVC double glazed window, radiator, fitted gas fire or similar.

Kitchen / Diner 21' x 10'1"

Fitted with wall and base units, round edged worktops incorporating sink and mixer taps, plumbing for washing machine and dishwasher, electric double oven, four ring electric hob, extractor hood, UPVC double glazed window, UPVC door to rear garden, radiator.

Rear Porch / Utility:

Radiator, UPVC door to rear garden.

Separate WC:

Two UPVC double glazed windows, low-level WC.

Bedroom: 8' 1" x 13'

UPVC Window, radiator, built in wardrobe.

Bedroom: 10' 7" x 10' 7"

UPVC Window, radiator, built in wardrobe.

Bedroom: 9' 7" x 7' x 4"

UPVC Window, radiator, built in wardrobe.

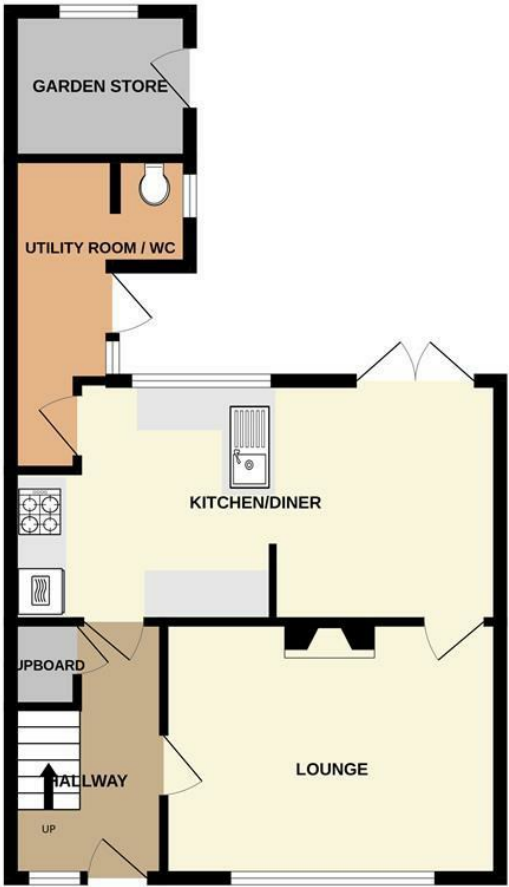
Shower room:

Double Shower enclosure with a Mira Electric Shower, low flush W/C, wash hand basin, UPVC window and radiator.

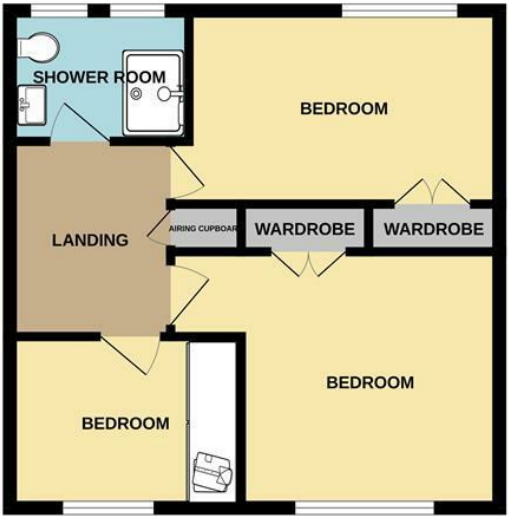
Outside

Good-sized rear garden. Possible driveway parking if curb was dropped.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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