

Crowther|Key

SALES



£239,995

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12 West Road
Buxton SK17 6HF



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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Porch

Composite door.

Hall

Double radiator, stairs to 1st floor, under-stairs cupboard.

Dining Room 11'3" × 8'9"

uPVC window, radiator, steps down to lounge.

Lounge 17'3" × 11'3"

uPVC bay window, original Victorian tiled floor, double radiator.

Kitchen 12'8" × 8'7"

Fitted units + round edged worktops, stainless steel sink unit, plumbing for washing machine, four ring gas hob, extractor hood, built-under electric oven, double radiator, uPVC window, uPVC door to rear.

Landing

Velux window.

Bathroom

Panel bath with shower over + screen, low-level WC, pedestal wash basin, 2 uPVC windows, heater, built-in cupboard with Alpha combi boiler.

Bedroom 1 12'2" × 10"

uPVC window, radiator.

Bedroom 2 15'5" × 13'7"

uPVC window, double radiator.

2nd Floor Landing

uPVC window.

Bedroom 3 13'2" × 9'7"

uPVC window, radiator.

Bedroom 4 12'10" × 11'3"

uPVC window, radiator.

Shower Room

Shower enclosure, low-level WC, pedestal wash basin, extractor fan.

Outside

Enclosed rear yard. Outhouse to rear with possible parking space.

GROUND FLOOR



1ST FLOOR



2ND 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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