



Crowther|Key
SALES

£375,000
2
1



Kinross Buxton Road
Chinley SK23 6DT

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 63 | |
| (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



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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NO ONWARD CHAIN!! Spacious two bedroom home with driveway parking for three cars, single garage and tiered rear garden. Featuring fitted kitchen, lounge with patio doors to the garden, conservatory, two double bedrooms, and useful porches front and rear.

Porch
UPVC internal door.

Hall
Radiator, airing cupboard and hot water cylinder.

Storeroom
Understairs enclosure, porcelain wash hand basin in vanity unit, low flush W/C, UPVC window, radiator.

Kitchen
Attractive fitted kitchen comprising fitted units and wall cupboards, round edged work tops, stainless steel four ring gas hob, electric double oven, gas check point, stainless steel extractor hood, stainless steel single drainer sink unit, UPVC window.

Rear Porch
Plumbing for washing machine, UPVC window and door.

Lounge
Central heated towel radiator, double radiator, UPVC window, UPVC sliding patio doors to garden.

Conservatory
UPVC windows and doors to rear garden, radiator.

Bedroom 1
UPVC window, double radiator.

Bedroom 2
Fitted wardrobes, UPVC window, radiator.

Outside
Two tiered very attractive rear garden.

Single garage.
Driveway parking for three cars.