Crowther | Key

SALES







£425,000

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Dale Cottage Millers Dale
Millers Dale, Buxton SK17 8SN









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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Hall
Stairs to 1st floor.

Bedroom 1 12'2" × 9'4"
2 uPVC windows, double radiator, built-in cupboards.

Bedroom 2 9'8" × 8'8"
uPVC window, radiator, built-in cupboard.

Bathroom
Panelled bath with shower + screen, low low-level WC with concealed cistern, designer wash hand basin, bidet, uPVC window, chrome heated towel rail, extractor fan, tiled floor with underfloor heating.

Lounge 12'3" × 10'7"
uPVC window, single unit double glazed French doors to front, double radiator, oak floor.

Kitchen 11'4" × 8'8"
Fitted units and round edged worktops, stainless steel sink unit, plumbing for washing machine, 2 uPVC windows, stable door to front, double radiator.

Garage 16' × 10'1"
Electric light + power, Worcester Greenstar combi boiler, up-and-over door.

Lounge 2 20'10" × 14'4"
Multi-burn clearview stove, 7 uPVC windows, 2 double radiators, oak floor, built-in cupboards.

Kitchen / Breakfast Room 11'9" × 10'9"
Fitted units and round edged worktops, wall & base units, dual fuel range cooker (5 burners), double radiator, 2 uPVC windows, integrated dishwasher, wine fridge.

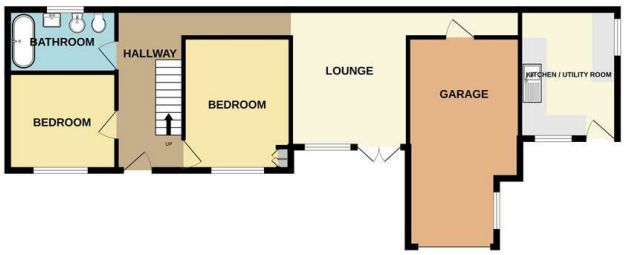
Landing
Double radiator.

Bedroom 3 12'6" × 9'7"
Double radiator, 2 uPVC windows, built-in cupboard, oak floor, heated towel rail.

Bathroom 2
"P" shaped spa bath with shower + screen, pedestal wash basin, low-level flush WC, extractor fan, oak floor, uPVC window.

Outside
Wonderful established gardens with lawn, paved patio areas, greenhouse, mature planting and far-reaching views over the Peak District hills. Ample parking and storage. Parking for several cars.

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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