Crowther | Key
SALES

£175,000

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66 Bennett Street
Buxton SK17 6NB

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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Porch
UPVC front door, UPVC windows and UPVC inner door leading into the entrance hall.

Lounge 15' × 11'3"
Features a double radiator and UPVC bay window to the front, with stairs rising to the first floor.

Kitchen / Breakfast Room
12'2" × 11'6"
Fitted with a range of wall and base units, round edged work tops, stainless steel inset sink with mixer taps, integrated fridge / freezer, stainless steel extractor hood, double radiator, UPVC
Window, UPVC door providing access to the rear.

Cellar
Accessed from within the property.

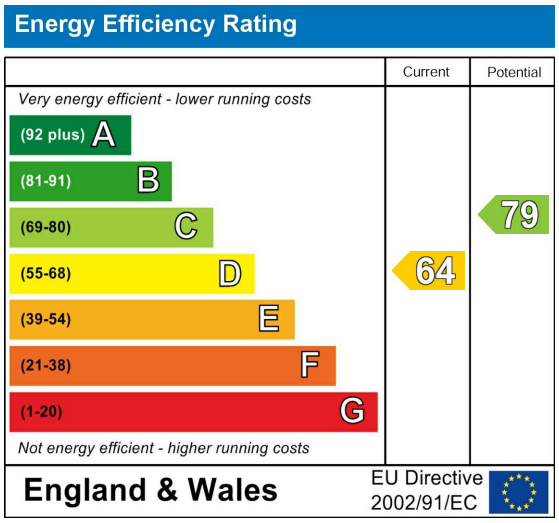
First Floor Landing
UPVC double glazed window and radiator.

Bathroom
Fitted with a panelled bath with shower over and mixer taps, separate shower enclosure, low-level WC, vanity unit with wash hand basin, radiator. The room benefits from a UPVC double glazed window, double radiator and an Alpha combination boiler.

Bedroom 12'6" × 11'3"
Fitted wardrobes and additional cupboard storage, UPVC double glazed window and radiator.

Second Floor Landing
Featuring a Velux window and radiator.

Bedroom 9'6" × 5'7"
Velux window and radiator.

Bedroom 12'6" × 11'3"
UPVC double glazed window and radiator.

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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