Crowther | Key

SALES







£169,995

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21 Sheldon Road
Buxton SK17 7TT









<u>Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008</u>

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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Built in 2007, the property boasts a generous living space of 1,119 square feet, making it an ideal home for families or those seeking extra room to breathe.

With three well-proportioned bedrooms, this residence provides ample space for relaxation and privacy. The layout is thoughtfully designed to maximise both functionality and comfort, ensuring that every corner of the home is utilised effectively. The single bathroom is conveniently located, catering to the needs of the household with ease.

The semi-detached nature of the property allows for a sense of community while still providing the privacy that many desire.

Hallway
Composite front door, radiator, stairs to first floor.

Separate W/C
Low flush W/C, pedestal wash basin, radiator, UPVC window.

Lounge (15ft x 12ft 10in)
UPVC window, double radiator, under stairs cupboard.

Kitchen (15ft 10in x 9ft 3in)
Attractive floor units and round edge work tops, wall cupboards, 4 ring ceramic hob, extractor hood, stainless steel built under electric oven, stainless steel sink unit, plumbing for washing machine, Glow Worm combi boiler, UPVC window, UPVC French doors to rear garden.

Bedroom (9ft 5in x 7ft)
UPVC window, radiator.

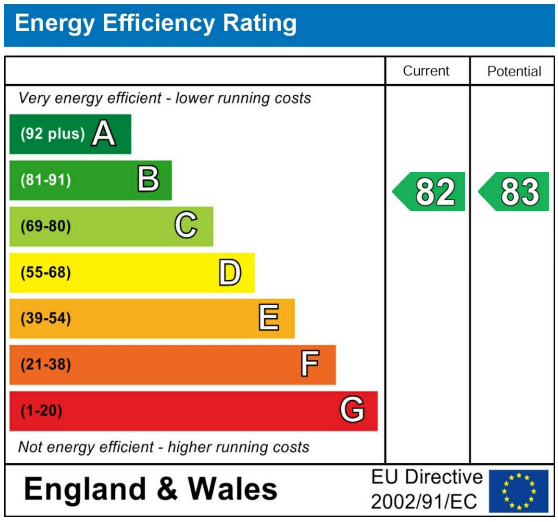
Bedroom (13ft x 8ft 7in)
UPVC window, radiator.

Bedroom (11ft 3in x 8ft 7in)
UPVC window, radiator.

Landing

Bathroom
Paneled bath with shower and screen, pedestal wash basin, low flush wc, UPVC window, extractor fan, radiator.

Outside
Attractive rear garden laid to paved patio area and lawn. Driveway parking for 1 car.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
83
England & Wales
EU Directive 2002/91/EC