

Crowthor | Key

SALES



£320,000

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12 Brooklands
Buxton SK177BQ



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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Hall

Composite front door, column radiator, stairs to the first floor.

Lounge

(13ft x 12ft 1in)

Multi burn stove, two UPVC windows, column radiator.

Kitchen

(13ft x 12ft 6in)

NEW FITTED KITCHEN!! Attractive floor and wall units and laminate work tops, ceramic sink unit, integrated fridge freezer, integrated dish washer, UPVC window.

Dining room

(8ft 1in X 7ft 10in)

Two UPVC windows, column radiator.

Cellar

(15ft 8in x 13ft)

Double radiator, UPVC window.

Room 2

(12ft x 10ft)

Plumbing for washing machine.

Bathroom

Victorian reproduced cast iron bath, pedestal wash basin, low flush WC, column radiator, two UPVC windows.

Bedroom

(13ft x 9ft 10in)

UPVC window, column radiator, original fireplace, Worcester Greenstar combi.

Bedroom

(16ft 1in x 13ft)

UPVC sash window, column radiator, fireplace.

Landing

Landing

Velux, eaves storage.

Bedroom

(15ft 8in x 12ft)

Fitted wardrobes, drawers, eaves storage, column radiator, velux.

En suite shower room

Twin designer wash hand basin in vanity unit, low flush WC with concealed cistern, shower enclosure, velux.

Outside

RECENTLY LANDSCAPED! Larger than average gardens backing onto river, parking space for x2 cars to the front of property.

BASEMENT LEVEL

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 | | 77 |
| (55-68) D | 63 | |
| (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