Crowther | Key

SALES







£225,000

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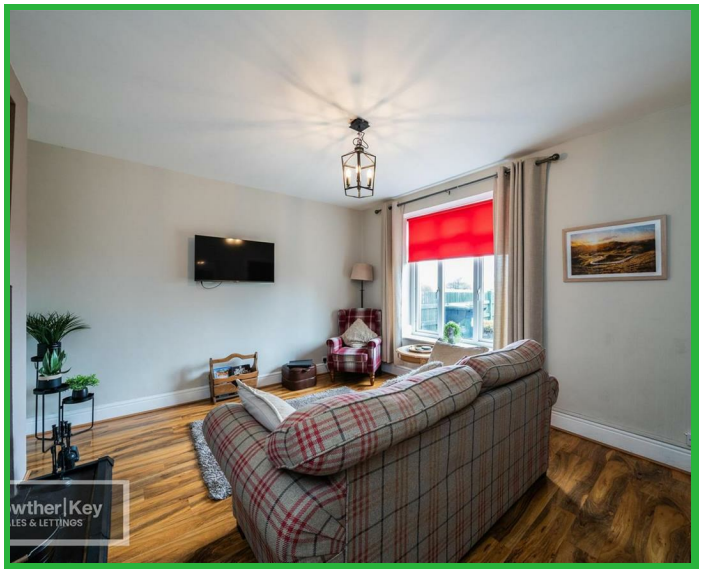
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1 Pomeroy Cottages
Buxton SK17 9QG









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
uPVC front door + window, stairs to 1st floor, oak floor.

Lounge 13'9" × 12'4"
uPVC window, log burner, electric combi heater, oak floor, under-stairs cupboard with hot water tank & tank.

Kitchen / Breakfast Room 11'10" × 11'
Fitted units with oak worktops, wall and base units, electric cooker point, inset sink unit, integrated dishwasher, electric combi heater. Rear porch with composite door, plumbed for washing machine, electric convector heater.

Shower Room
Shower enclosure with electric shower unit bath + shower/mixer taps, pedestal wash basin, low-level WC, uPVC window, electric heater.

1st Floor Landing
uPVC window, electric combi heater.

Shower Room
Shower enclosure with electric shower unit, wash hand basin + low-level WC with concealed cistern in vanity unit, uPVC window, electric heater, built-in wardrobes.

Bedroom 1 13'9" × 12'2"
uPVC window, electric convector heater, built-in wardrobes.

Bedroom 2 11'4" × 10'8"
uPVC window, electric convector heater.

Outside
Much larger than average rear garden laid to lawn, with 2 paved patio areas. Attached front garden.

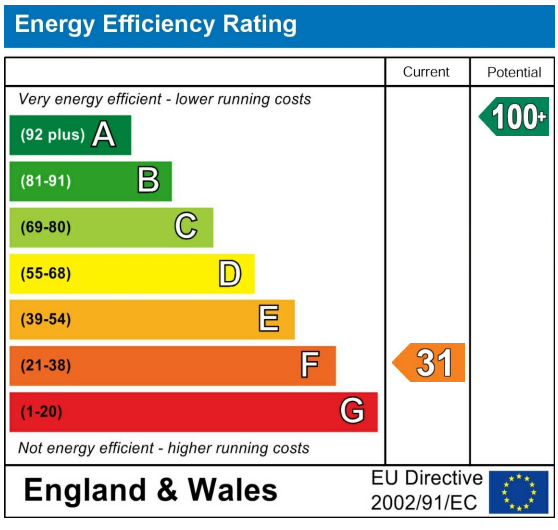
GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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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