Crowther | Key

SALES







£599,995

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6 Brown Edge Close
Buxton SK17 7AS









<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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Full description
VERY SPACIOUS FAMILY HOME!! An immaculately presented modern detached property ideally situated in this popular residential area and on a private cul de sac. Accommodation is over three levels with the lower level ideally suited to either granny annexe or a holiday let. Full gas central heating and UPVC double glazing. Five bedrooms, four bathrooms/shower rooms, integral garage, driveway parking superb views to the rear. VIDEO TOUR AVAILABLE!!

Entrance Hall
(18ft 1in x 6ft 4in)
Composite front door, single unit double glazed window, double radiator, stairs to the first floor.

Separate WC
Low flush WC, wash hand basin, double radiator, UPVC window.

Lounge
(22ft x 15ft)
Two UPVC windows, UPVC French doors to the rear decked area (currently being replaced), gas fired stove, two double radiators, French doors to;

Dining room
(12ft 1in x 9ft 10in)
UPVC French doors to decked area (currently being replaced), double radiator, oak laminate floor, door to;

Open plan kitchen/utility room

Kitchen area
(11ft 4in x 11ft)
Floor units and granite work tops, wall cupboards, dual fuel two electric/two gas hobs, stainless steel electric oven, stainless steel microwave/oven combi, UPVC window, double radiator, broom cupboard, stainless steel sink unit.

Utility area
(5ft 4in x 5ft 5in)
Inset sink unit, floor units and granite work tops, wall cupboards, plumbing for washing machine and dish washer, UPVC window and door to;

Garage
(18ft 1in x 11ft 1in)
Remote control up and over door, water tap, electric light and power, UPVC window, Worcester Bosch Greenstar combi boiler

Lower ground floor

Hallway
(7ft 7in x 7ft 6in)
Double radiator, under stairs cupboard, oak laminate floor, doors to;

Bedroom
(16ft x 12ft 2in)
Double radiator, UPVC window, Fitted wardrobes.

En suite bathroom
Timber paneled bath and shower/mixer taps, wash hand basin in vanity unit, low flush WC with concealed cistern (“Saniflo” pump), corner shower enclosure, Central heated towel rail/radiator, bidet, illuminated mirror cabinet above sink, extractor fan.

Lounge
(22ft 10in x 20ft 1in narrowing to 11ft 3in)
UPVC 5-panel zig-zag folding door to paved patio, two double radiators, oak laminate floor.

Upper floor

Landing
Linen cupboard with electric heater, double radiator.

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

En suite shower room
Corner shower enclosure, pedestal wash basin, low flush WC with concealed cistern, UPVC window, central heated towel rail/radiator, extractor fan.

Bedroom
(12ft 4in x 10ft 10in)
UPVC window, double radiator.

En suite shower room
Corner shower enclosure with electric shower unit, pedestal wash basin, low flush WC with concealed cistern, UPVC window, central heated towel rail/radiator, extractor fan.

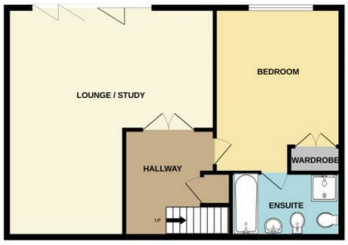
Bedroom
(11ft x 9ft)
UPVC window, radiator.

Bathroom
Timber paneled bath with shower/mixer taps and screen, wash hand basin in vanity unit with mirrored cabinet above, low flush WC with concealed cistern, Two UPVC windows, extractor fan, central heated towel rail/radiator.

Bedroom
(11ft x 9ft 9in + recess 5ft 2in x 2ft 4in)
UPVC window, radiator.

Outside
Attractive rear garden – mainly lawned. Superb views, two ornamental ponds. Four driveway parking spaces.

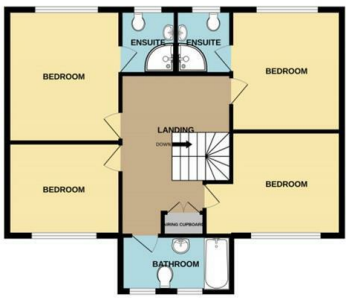
LOWER GROUND FLOOR



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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