Crowther | Key

SALES







£365,000

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3 Lismore Park
Buxton SK17 9AU









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 and window

Hall
Radiator and Cloaks cupboard

Kitchen 11'8" × 8'10"
Fitted units and round edged worktops, stainless steel sink unit, plumbing for washing machine, electric cooker point, Worcester Bosch boiler, uPVC window uPVC door to side, double radiator

Dining Room 12'7" × 10'4"
uPVC double-glazed windows with window seat, double radiator, French doors to lounge

Shower Room:
Shower enclosure, porcelain wash hand basin, low-level WC, uPVC window, heated towel rail, airing cupboard with hot water cylinder

Lounge 15'5" × 11'7"
Double radiator, aluminium sliding patio doors opening to conservatory

Conservatory 12' × 7'7"
uPVC double-glazed windows, radiator uPVC sliding patio door to rear garden

Bedroom 1 15'4" × 8'3"
uPVC windows, radiator Fitted wardrobes and cupboards along one wall

Bedroom 2 11'8" × 8'2"
uPVC windows, radiator

Detached Single Garage
Light, power & W/C

Outside
Driveway parking space, rear garden laid mainly to lawn + paved patio and space for a garden shed.

GROUND 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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