




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
Very energy efficient - lower running costs		
(92 plus) A	59	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

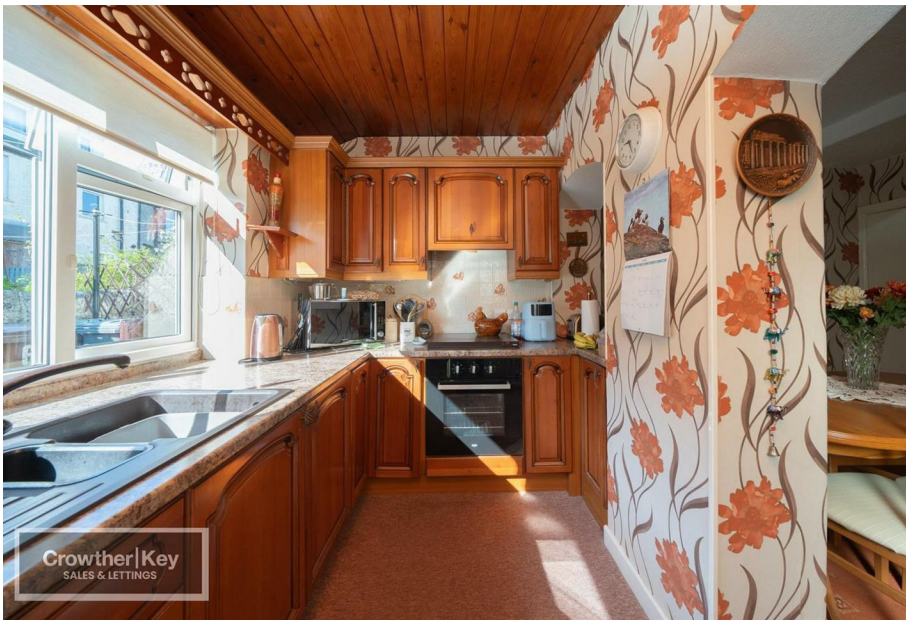
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62 Rockfield Road
Buxton SK17 7LE



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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IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR!! Well situated on this very popular cul de sac, a stone built and slated mid-terraced property very nicely presented. Full gas central heating and UPVC double glazing. NO ONWARD CHAIN!!

Porch

Hallway
Stairs to first floor.

Lounge
(13ft 5in x 13ft)
Double glazed bay window, fitted gas fire with back boiler for central heating and hot water, double radiator.

Dining Room
(10ft 6in x 8ft 5in)
Radiator, understairs cupboard.

Kitchen
(10ft 10in x 6ft 2in)
Fitted units and round edged worktops, wall cupboards, four ring gas hob, extractor hood, built under electric oven, inset sink unit, UPVC window.

Separate W/C
Low flush W/C, wash hand basin in vanity unit, built in cupboards, radiator.

Landing
Radiator, built in wardrobe.

Bedroom (10ft 8in x 10ft 5in + recess 4ft 8in x 3ft 9in)
2 UPVC windows, wash hand basin, airing cupboard and hot water cylinder, fitted wardrobes, radiator.

Bedroom (9ft 6in x 8ft 5in)
Built in wardrobes, UPVC window, radiator.

Bathroom
Paneled bath, shower enclosure, porcelain wash hand basin, low flush W/C, UPVC window, radiator, central heating towel radiator, extractor fan.

Outside
Front and rear yard.