Crowther | Key

SALES







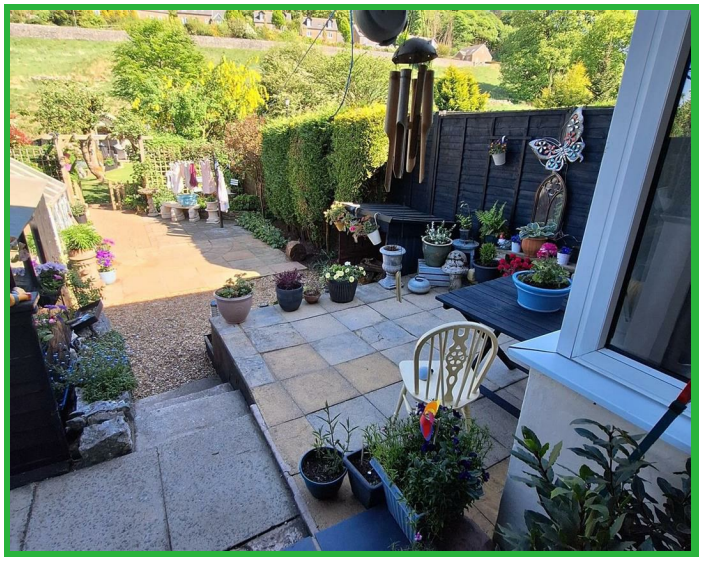
£299,950

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13 Anncroft Road
Buxton SK17 6UA









<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

EXCELLENT FAMILY HOME. Very nicely situated in Burbage, a very well presented semi-detached home with ground floor extension to the rear, gas fired central heating and UPVC double glazing. The property comprises hall, lounge, open plan kitchen / diner, landing, bathroom and THREE Bedrooms. Off road parking to the front, and a rear garden.

Hall
Double radiator, stairs to first floor, UPVC front door.

Lounge (13ft 5in x 11ft)
Open fire, UPVC bay window, double radiator.

Open Plan Kitchen/ Diner (17ft 7in x 10ft 4in @ max)

Kitchen Area
Attractive floor units and round edge work tops. 5 ring gas hob, stainless steel extractor hood, built under electric oven, plumbing for washing machine, inset sink unit, UPVC door to rear garden, UPVC window.

Dining Area
UPVC window, open fireplace, double radiator.

Landing
UPVC window, radiator, linen cupboard with radiator.

Bathroom
Panelled bath with electric shower unit and screen, Wash hand basin in vanity unit, low flush wc, radiator, UPVC window, extractor fan, central heated towel radiator.

Bedroom (11ft x 10ft 10in)
UPVC window, radiator, built in cupboard.

Bedroom (11ft 4in x 11ft)
UPVC window, radiator, built in cupboard.

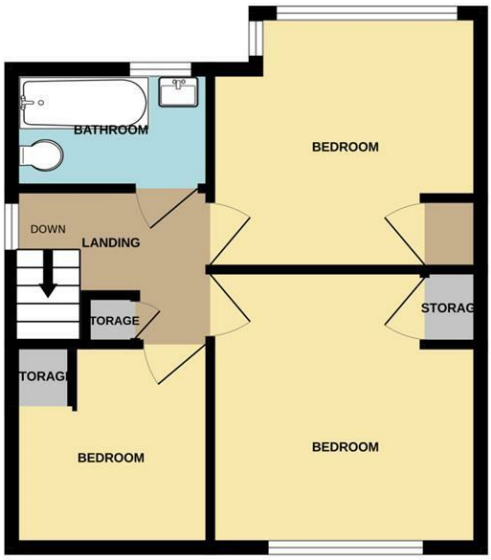
Bedroom (8ft 2in x 8ft)
UPVC window, double radiator.

Outside
Excellent rear garden, laid to patio, lawn and well stocked boarders.

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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