Crowther | Key
SALES

£135,000

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4 Dale Side
Buxton SK17 6NN

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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Entrance Hall:
Stairs to First Floor UPVC double glazed entrance door,

Kitchen / Breakfast Room 12'6" × 11'3" Range of wall and base units with round edged worktops, stainless stell sink unit, plumbing for washing machine, UPVC double glazed window, night storage heater.

Lounge 12'5" × 7'10"
UPVC double glazed window, night storage heater.

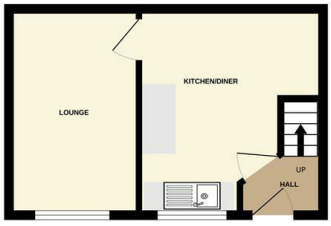
Bedroom 12'6" × 10'10"
UPVC double glazed window, night storage heater.

Shower Room
Shower enclosure, with electric shower unit, porcelain wash hand basin, UPVC double glazed window, low flush W/C, Electric towel radiator.

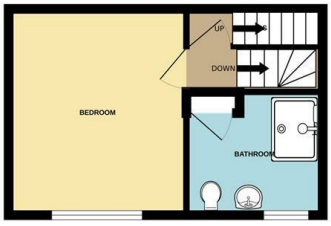
Bedroom 16'5" × 6'6"
Velux window, night storage heater.

Outside
Small front yard.

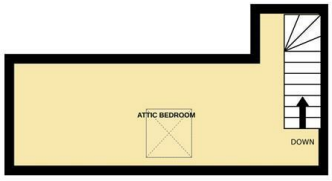
GROUND FLOOR
241 sq.ft. (22.3 sq.m.) approx.

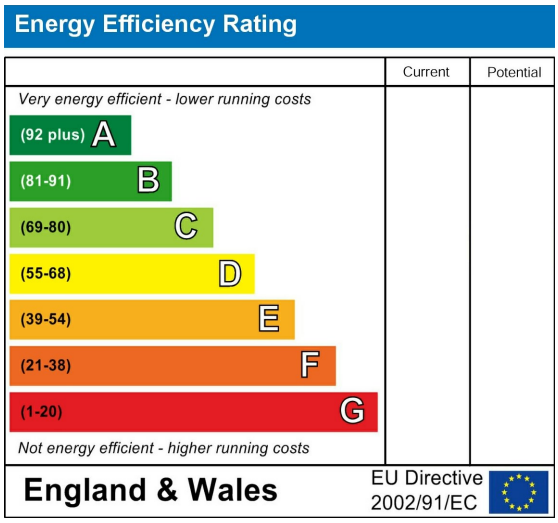


1ST FLOOR
236 sq.ft. (22.0 sq.m.) approx.



2ND FLOOR
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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