Crowther | Key

SALES







£275,000

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99 Lightwood Road
Buxton SK17 7AN









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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Vestibule
uPVC front door.

Hallway
uPVC window, double radiator, stairs to 1st floor.

Lounge 14' × 12'4"
uPVC bay window, double radiator.

Dining Room 11'7" × 9'9"
Radiator.

Kitchen / Breakfast Room 19'1" × 11'5"
Fitted units + range with worktops, wall and base units, stainless steel sink unit, hob/range/stainless steel extractor hood, built-under electric oven, uPVC window + door to side, uPVC window to rear, built-in cupboard with Alpha combi boiler, double radiator.

1st Floor Landing 2
uPVC windows.

Bedroom 1 16'5" × 14'
uPVC bay window, uPVC window, radiator.

Bedroom 2 11'6" × 10'5"
uPVC window, radiator.

Separate WC
Low-level flush WC, uPVC window.

Bathroom
Bath with shower over, pedestal wash basin, low-level flush WC, linen cupboard with radiator, uPVC window, radiator.

Bedroom 3 11'6" × 9'7"
uPVC window, radiator.

Outside
Rear garden.

Detached garage 17'5" × 8' with electric light + power.
Small workshop attached to rear of garage.
Shared driveway.

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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