Crowther | Key

SALES







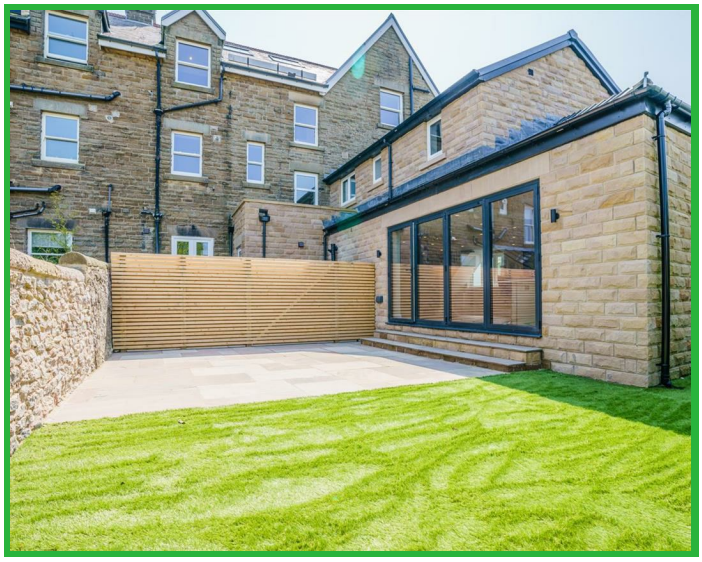
£415,000

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16 Green Lane
Buxton SK17 9DP









<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

Netherdale Hall

Porch
Composite front door, UPVC inner door.

Open plan Lounge/Diner/Kitchen (30ft 10in x 17ft 7in)
Very attractive fitted kitchen comprising of floor units with Quartz worktops, wall cupboards, integrated dishwasher, washing machine, fridge freezer, Rangemaster range cooker, central island unit, 2 sealed unit double glazed windows, Bi-fold doors to rear garden, 2 designer column radiators, stairs to first floor, built in cupboard with Vaillant combi boiler.

Landing
2 UPVC windows double radiator

Bedroom (14ft 7in x 8ft 3in)
2 UPVC windows, double radiator.

Bathroom
Tiled bath with shower and screen, pedestal wash hand basin, low flush WC, central heated towel rail, UPVC window, extractor fan.

Bedroom (11ft x 8ft 1in)
UPVC window, double radiator.

Outside
Good garden area laid to Indian stone and Nomow, x1 designated parking space with charging point.

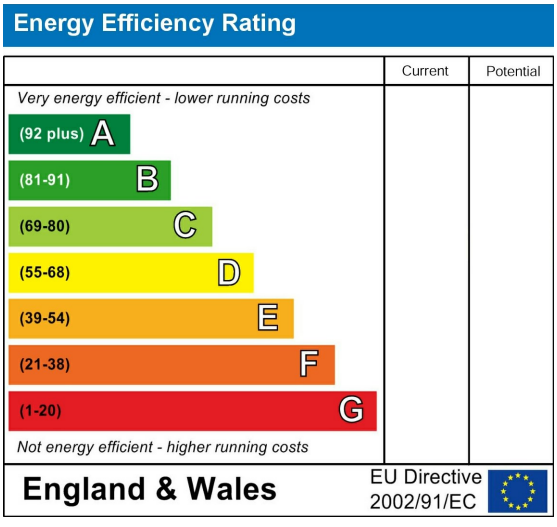
GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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